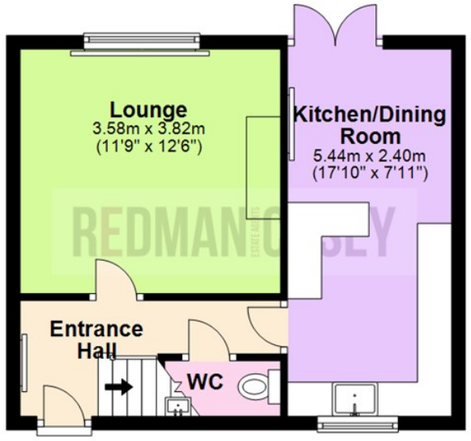
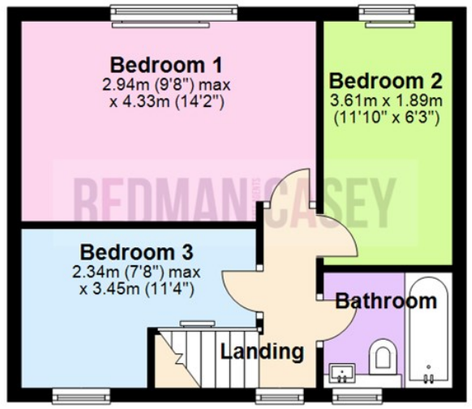
Ground Floor
Approx. 34.1 sq. metres (367.2 sq. feet)

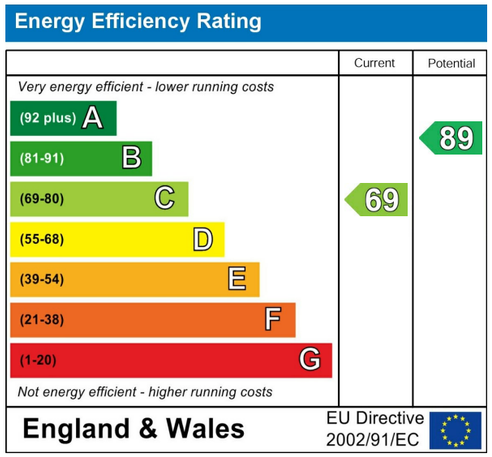


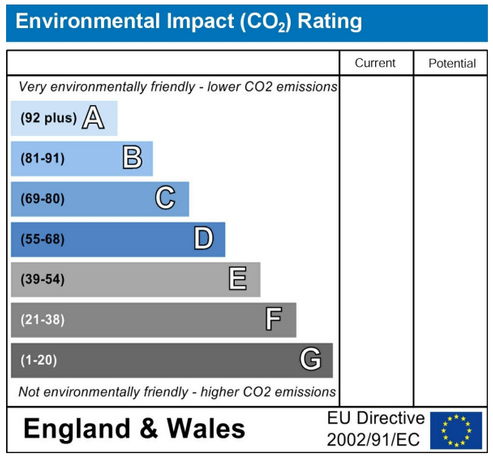
First Floor
Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

31 Ormston Avenue, Horwich, Bolton, Lancashire, BL6 7DZ

Stunning three bedroom mid townhouse ideally situated within easy reach of local amenities, shops and schools. The property has been fully renovated including re wire, plastering, re plumbed and central heating, bathroom and kitchen. Offering excellent accommodation with three generous bedrooms spacious lounge and superb fitted kitchen diner and bathroom. This property is in immaculate condition throughout and only by viewing can the size and condition be appreciated.

Offers In The Region Of £210,000

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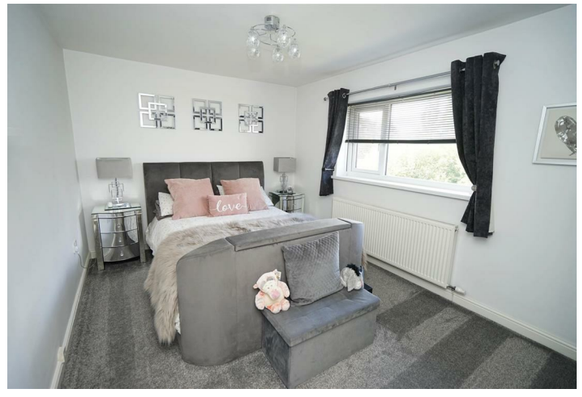
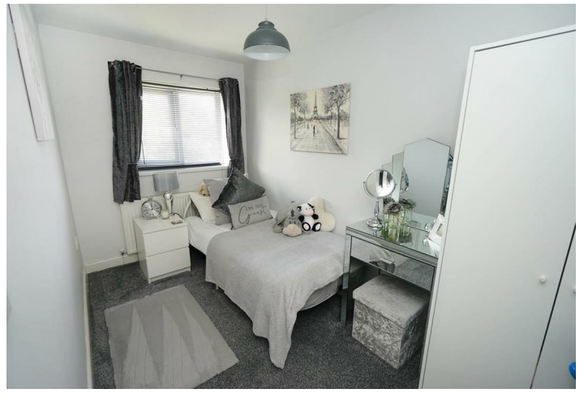

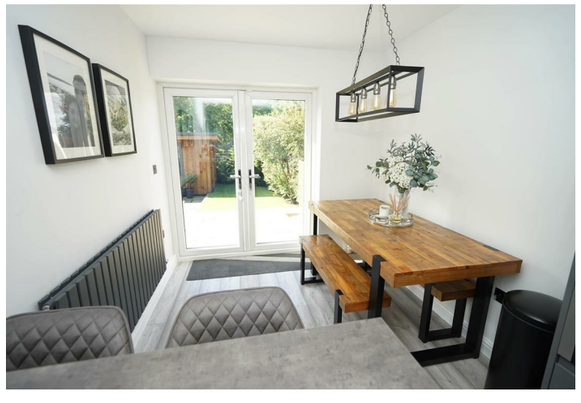

Situated within easy reach of Horwich town centre, local amenities and sought after schools for both primary / secondary education and is within walking distance to Rivington country park. The property has undergone a comprehensive renovation by the current owners to provide a stunning family home which comprises : Entrance hall, cloakroom wc, spacious lounge with media wall, fitted dining kitchen with modern dark grey gloss units and quartz worktops, built in and integrated appliances. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece suite. Outside there is a double width driveway with parking for 2 cars, to the rear is a private garden with patio and lawned areas along with a large timber building currently used as a gymnasium and utility area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Feature anthracite grey double radiator, laminate flooring, stairs, Composite entrance door with matching side panel, door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC and extractor fan, tiled flooring.

Lounge
11'9" x 12'6" (3.58m x 3.82m)
UPVC double glazed window to rear, log effect living flame electric fire set in media wall, radiator, laminate flooring.

Kitchen/Dining Room
17'10" x 7'10" (5.44m x 2.40m)
Fitted with a matching range of dark grey gloss units, pan drawers, contrasting white quartz worktops with matching upstands, fitted breakfast bar, under counter stainless steel sink unit with single drainer with stainless steel mixer tap, integrated fridge, freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring induction hob with feature extractor hood over, uPVC double glazed window to front, Feature anthracite grey radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden.

Landing
UPVC double glazed window to front, access to loft with pull down timber ladder, door to:

Bedroom 1
9'8" x 14'2" (2.94m x 4.33m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, concealed gas combination boiler radiator.

Bedroom 2
11'10" x 6'2" (3.61m x 1.89m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'8" x 11'4" (2.34m x 3.45m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece modern white suite comprising panelled bath with shower over, mixer tap and glass screen and inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, double width driveway to the front with car parking space for two cars, pathway leading to front entrance door. Private rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, paved sun patio, timber garden building with hot an cold water, power and light connected, plumbing for washer, space for dryer and freezer, and built in storage cupboards.