



22 Lever Park Avenue, Horwich, Bolton, Greater Manchester, BL6 7LG

### Offers In The Region Of £230,000

- 3 Bedrooms
- Part PVCu Double Glazing
- Integral Garage
- 2 Receptions
- Fitted Kitchen
- Ideally Situated



## Entrance Hall

Radiator, laminate flooring, coving to ceiling, stairs, door to:

## Lounge 13'7" x 11'11" (4.14 x 3.62)

Bow window to front, coal effect gas fire with feature timber surround and tiled cast iron inset and hearth, radiator, laminate flooring.

## Dining Room 13'0" x 13'9" (3.96 x 4.2)

Window to rear, radiator, laminate flooring, dado rail.

## Fitted Kitchen 13'8" x 10'9" (4.17 x 3.28)

Fitted with a matching range of coloured base and eye level units with contrasting worktop space over, 1½ bowl sink unit with single drainer and mixer tap with tiled splashbacks, two PVCu double glazed windows to rear, ceramic tiled flooring, PVCu double glazed side door, sliding door to Garage, door to Storage cupboard.

## Garage

Integral single garage with power and light connected, Up and over door.

## Landing

Frosted window to side, coving to ceiling.

## Bedroom 1 12'7" x 11'11" (3.84 x 3.63)

Double glazed bow window to front.

## Bedroom 2 12'6" x 12'0" (3.81 x 3.65)

PVCu double glazed window to rear, radiator, door to:

## Bathroom

Three piece suite comprising panelled bath with electric shower over and with glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, frosted window to side, frosted window to rear, radiator, laminate flooring. Access to part boarded loft area.

## Bedroom 3 7'0" x 8'10" (2.13 x 2.7)

PVCu double glazed window to front, radiator, door to:

## Outside

Block paved driveway to the front leading to garage with lawned area and well stocked mature flower and shrub borders beds. Enclosed by timber fencing and mature hedge to rear and sides, paved patio with steps up to lawned area and well stocked mature flower and shrub borders beds, aluminium greenhouse.





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



