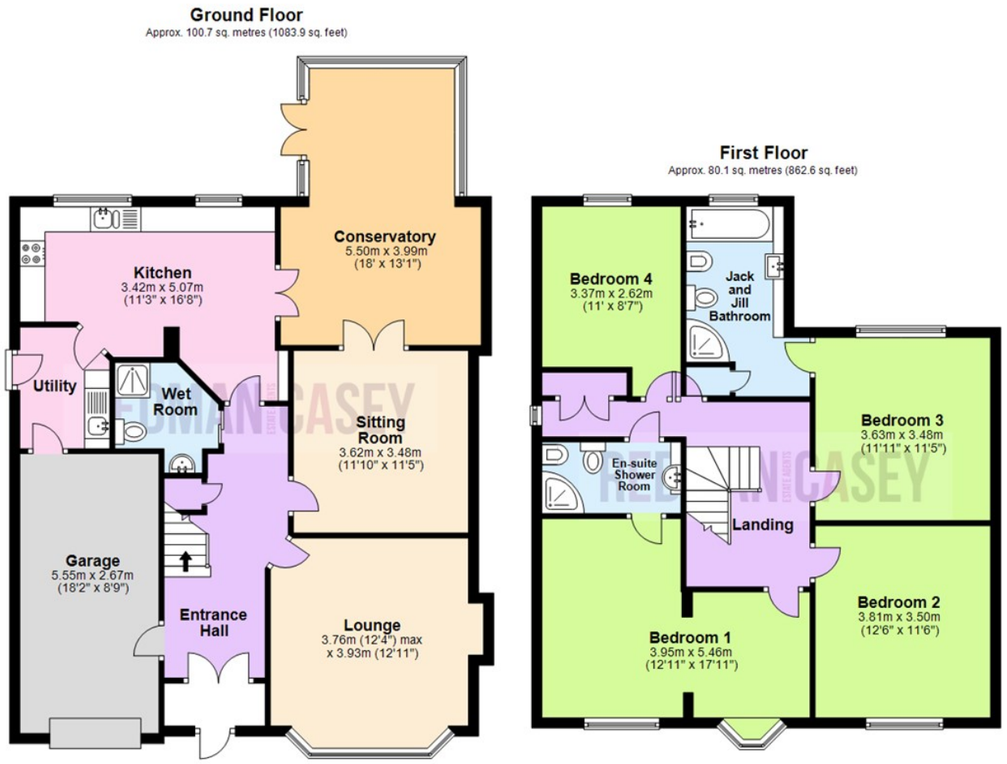
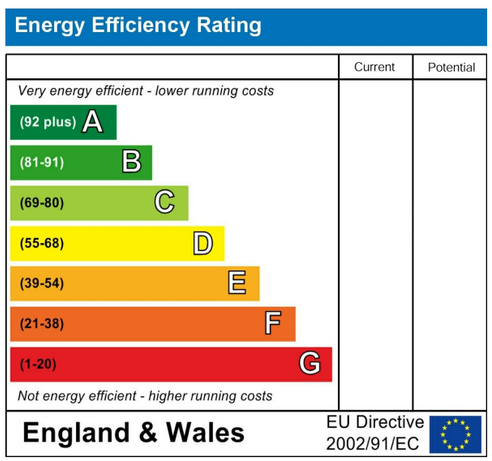
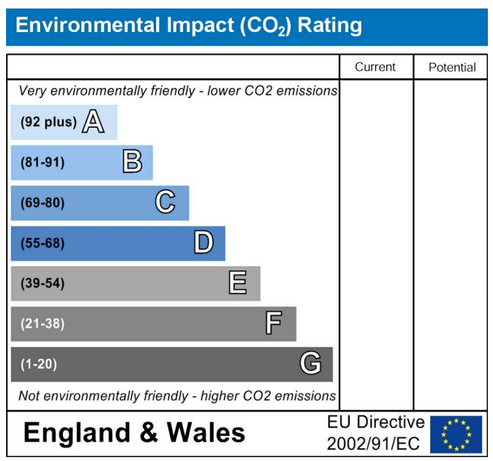



Total area: approx. 180.8 sq. metres (1946.5 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

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REDMAN CASEY ESTATE AGENTS

## 35 Lever Park Avenue, Horwich, Bolton, Lancashire, BL6 7LF

Stunning extended detached property located on the highly sought after road leading to Rivington country park. The property has been extended and improved by the current owners and has become a fantastic family home. The property benefits from 4 double bedrooms, en-suiite and bathroom, 2 spacious receptions plus conservatory and large breakfast kitchen along with a utility and integral garage. Spacious gardens to the rear and extensive parking to the front. sold with no chain and vacant possession.

## Offers In The Region Of £495,000

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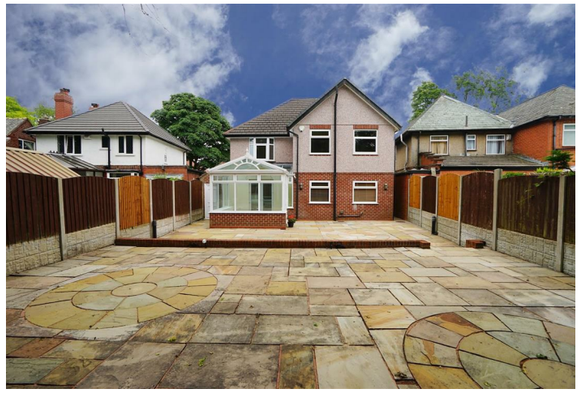

Situated on one of the most prestigious roads in Horwich this extended detached property offers superb family accommodation and sought after position that rarely comes available. Having been modernised and extended by the current owners the property comprises :- Porch, entrance hall, wet room, lounge, sitting room, conservatory, breakfast kitchen and utility room. To the first floor there is a master bedroom with 4 piece en-suite shower room, three further double bedroom and a family bathroom fitted with a five piece suite. Outside there is extensive parking for 4 cars land access to an integral garage. to the rear is a large split level Indian stone paved patio area and the property is not overlooked to the rear. The property is ideally positioned for access to local shops, schools, Rivington Country Park and moorland. Viewing is essential to appreciate all that is on offer.

**Ground Floor**

**Porch**
UPVC double glazed entrance door, double door to:

**Entrance Hall**
Built-in under-stairs storage cupboard, vinyl flooring, carpeted stairs to first floor landing, sliding door to lounge and sitting room, access to garage door to:

**Wet Room**
built for disabled access and fitted with a three piece modern white suite comprising tiled shower area with electric shower over, pedestal wash hand basin, low-level WC with remote operation and heated towel rail, extractor fan full height ceramic tiling to all walls.

**Lounge**
12'4" x 12'11" (3.76m x 3.93m)
UPVC double glazed bay window to front, coal effect gas fire with surround, double radiator, three wall lights, coving to ceiling.

**Sitting Room**
11'11" x 11'5" (3.62m x 3.48m)
Double radiator, vinyl flooring, three wall lights, coving to ceiling, uPVC double glazed french double door, door to:

**Kitchen**
11'3" x 16'8" (3.42m x 5.07m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, wine rack, corner display shelves, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, eye level electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, part ceramic tiled flooring, coving to ceiling with recessed low-voltage spotlights, uPVC double glazed french double doors to Conservatory, door to:

**Utility**
7'11" x 5'10" (2.41m x 1.78m)
Fitted with a matching range of base and eye level units and cupboards with contrasting worktop space over, plumbing for washing machine, radiator, ceramic tiled flooring, door to:

**Conservatory**
18'1" x 13'1" (5.50m x 3.99m)
Half brick construction with uPVC double glazed windows, double glazed roof, ceiling fan and power and light connected, window to rear, three windows to side, double radiator, uPVC double glazed french doors to garden.

**First Floor**

**Landing**
Frosted double glazed leaded window to side, built-in double wardrobe(s) with hanging rail and shelving, radiator, Oak balustrade with painted spindles, access to loft, double door, door to:

**Bedroom 1**
13'0" x 17'11" (3.95m x 5.46m)
UPVC double glazed window to front, uPVC double glazed bay window to front, two double radiators, three wall lights, coving to ceiling, door to:

**En-suite Shower Room**
Fitted with four piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, bidet, low-level WC and ceramic tiling to all walls, extractor fan, radiator, ceramic tiled flooring, coving to ceiling with recessed low-voltage spotlights.

**Bedroom 2**
12'6" x 11'6" (3.81m x 3.50m)
UPVC double glazed window to front, radiator, two wall lights, coving to ceiling.

**Bedroom 3**
11'11" x 11'5" (3.63m x 3.48m)
UPVC double glazed window to rear, double radiator, two wall lights, coving to ceiling, door to:

**Jack and Jill Bathroom**
Fitted with five piece suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with electric shower over, bidet and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to rear, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, ceramic tiled flooring, coving to ceiling with recessed low-voltage spotlights, door to:

**Bedroom 4**
11'1" x 8'7" (3.37m x 2.62m)
UPVC double glazed window to rear, radiator, Currently fitted out as a dressing room with open wardrobes with hanging rails.

**Outside**
Front garden, enclosed by dwarf brick wall to front and sides, extensive tarmac driveway to the front leading to garage and with car parking space for four cars, paved pathway leading to side.
Rear garden, enclosed by timber fencing to rear and sides, large split level Indian stone paved sun patio, courtesy lighting boiler house to side, outside tap, gated side access.

**Garage**
integral single garage with radiator, remote-controlled electric up and over door, door to entrance hall:

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