

29 Berne Avenue, Horwich, Bolton, BL6 7QZ



Offers In The Region Of £195,000

Three bedroom semi detached property ideally located for access to local amenities, shops and schools along with access to Blackrod railway station. Currently being offered for sale with no onward chain and vacant possession the property is in need of cosmetic updating but does benefit from gas central heating and double glazing and is set on a large plot with fantastic garden space to the rear and off road parking for 2 cars. Viewing essential to appreciate all that is on offer.

- 3 Bedroom Semi Detached
- Kitchen
- No Chain
- EPC Rating TBC
- Freehold
- 2 Reception Rooms
- Bathroom fitted with Three Piece White Suite
- Vacant Possession
- Council Tax Band A



Situated within easy reach of many local amenities, shops and schools this 3 bedroom semi detached requires some cosmetic updating giving a fantastic opportunity to put your own stamp on a property. Currently the property comprises - Hall, lounge separate dining room, kitchen. To the first floor there are 3 generous bedrooms and bathroom fitted with a three piece white suite. Outside there is a driveway and gardens to the front with off road parking for 2 cars and to the rear is a large enclosed garden with timber decking area leading to a large paved sun patio. Sold with no onward chain and vacant possession the property would give someone the opportunity to extend and renovate to there own style and condition.

Hall

Stairs to first floor landing, part glazed entrance door, door to:

Lounge 12'4" x 14'9" (3.75m x 4.49m)

UPVC double glazed window to front, living flame effect gas fire with set in and chimney breast, radiator, laminate flooring, door to:

Cupboard

Dining Room 11'1" x 9'5" (3.38m x 2.88m)

UPVC double glazed window to rear, radiator, laminate flooring, open plan, door to:

Kitchen 11'1" x 8'3" (3.38m x 2.51m)

Fitted with a matching range of base and eye level cupboards with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring, uPVC double glazed door to garden.

Landing

UPVC frosted double glazed window to side, door to:

Bedroom 1 12'6" x 11'9" (3.80m x 3.59m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with part mirrored door, hanging rails and shelving, radiator.

Bedroom 2 11'1" x 9'5" (3.38m x 2.88m)

UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 3 8'0" x 8'5" (2.44m x 2.57m)

UPVC double glazed window to rear, radiator.



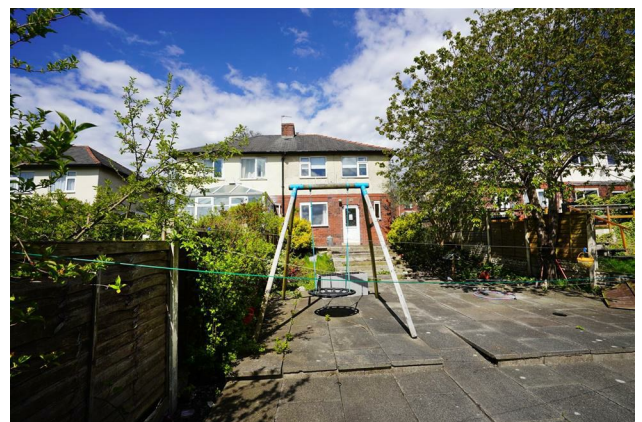
Bathroom

Fitted with three piece white suite with comprising, deep panelled bath with shower over and mixer tap, wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front.

Outside

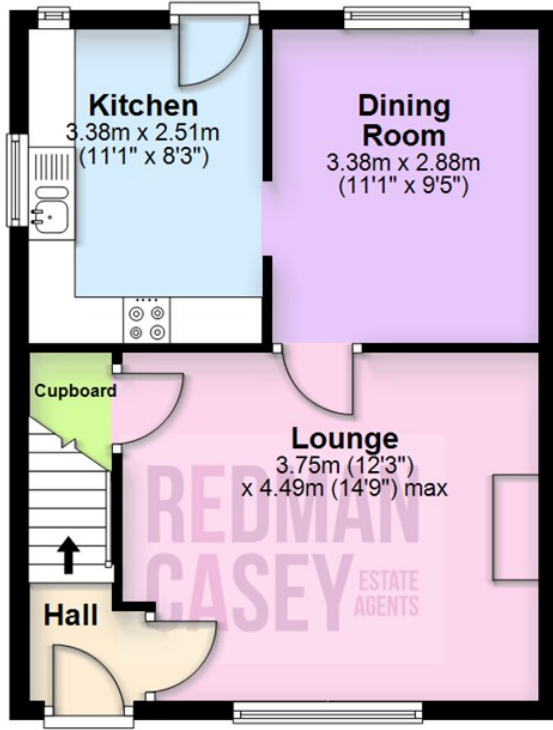
Front garden, enclosed by dwarf brick wall, timber fencing and hedge to front and sides, tarmac driveway to the front and side with car parking space for two cars with gravelled area and mature flower and shrub borders.

Rear enclosed by timber fencing to rear and sides, steps down to large paved sun patio with timber, decking and area, mature flower and shrub borders.



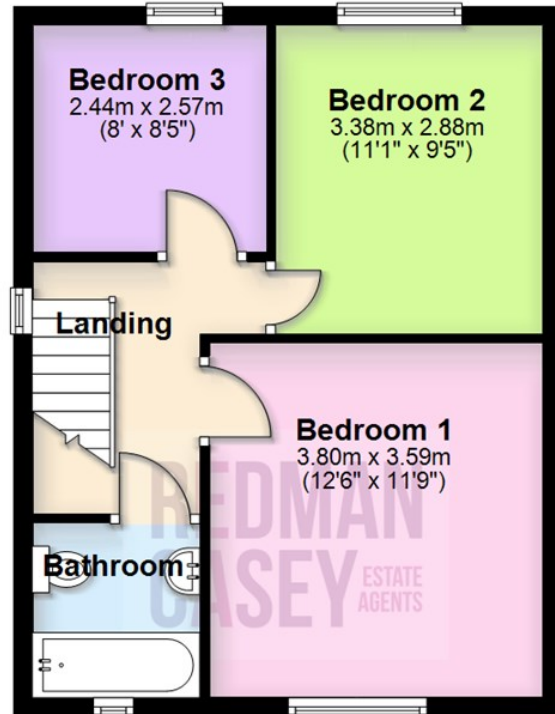
Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

