

15 Beech Avenue, Horwich, Bolton, Lancashire, BL6 6LU



Offers In The Region Of £175,000

Deceptively spacious and extended three bedroom semi detached property offering excellent accommodation for a growing family. The property benefits from two spacious reception rooms plus large conservatory family bathroom and shower room, fitted kitchen and three double bedroom. Driveway and gardens to front and rear. Sold with no chain and vacant possession. Viewing is essential.

- 3 Double Bedrooms
- Generous Conservatory
- Bathroom & Shower Room
- No Chain
- Two Spacious Receptions
- Fitted Kitchen
- Vacant Possession
- EPC Rating TBC



Located within easy access of local amenities, shops and schools along with motorway and rail station access to Manchester and Preston. The property has been extended to the side and rear to create a fantastic family home which comprises :- Entrance hall , shower room, dining room, lounge, well equipped modern fitted kitchen open plan to large conservatory. To the first floor there are three double bedrooms and bathroom fitted with a three piece white suite. Outside there are gardens to the front and side along with tarmac and gravel driveway with parking for two vehicles. To the rear is a private garden with lawned area well stock beds and borders. The property is sold with no chain and vacant possession, viewing essential.



Entrance Hall

Radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to built-in under-stairs storage cupboard, door to:

Shower Room

Fitted with two three modern white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, ceramic tiled flooring, door to:



Dining Room 9'10" x 9'10" (3.00m x 3.00m)

UPVC double glazed window to front, double radiator.

Lounge 14'11" x 11'9" (4.55m x 3.59m)

UPVC double glazed window to front, living flame effect electric fire with surround, radiator, laminate flooring, door to:



Kitchen 8'0" x 13'11" (2.43m x 4.24m)

Fitted with a matching range of cream fronted base and eye level units with drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl composite sink unit with single drainer and stainless steel swan neck mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for tumble dryer, built-in electric fan assisted double oven, four ring five ring halogen hob with extractor hood over, vinyl tiled flooring, open plan to conservatory.



Conservatory

Half brick construction with uPVC double glazed windows, double glazed roof and power and light connected, uPVC double glazed window to side, two windows to rear, window to side, two double radiators, vinyl tiled flooring, uPVC double glazed french doors to garden.



Landing

UPVC double glazed window to side, double radiator, door to:

Bedroom 1 12'8" x 9'7" (3.86m x 2.93m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), fitted matching dressing table, bedside cabinets and drawers, radiator.

Bedroom 2 10'5" x 11'11" (3.17m x 3.63m)

UPVC double glazed window to rear, built-in double storage cupboard with shelving, double radiator, double door, door to:

Bedroom 3 9'10" x 9'10" (3.00m x 3.00m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, double radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

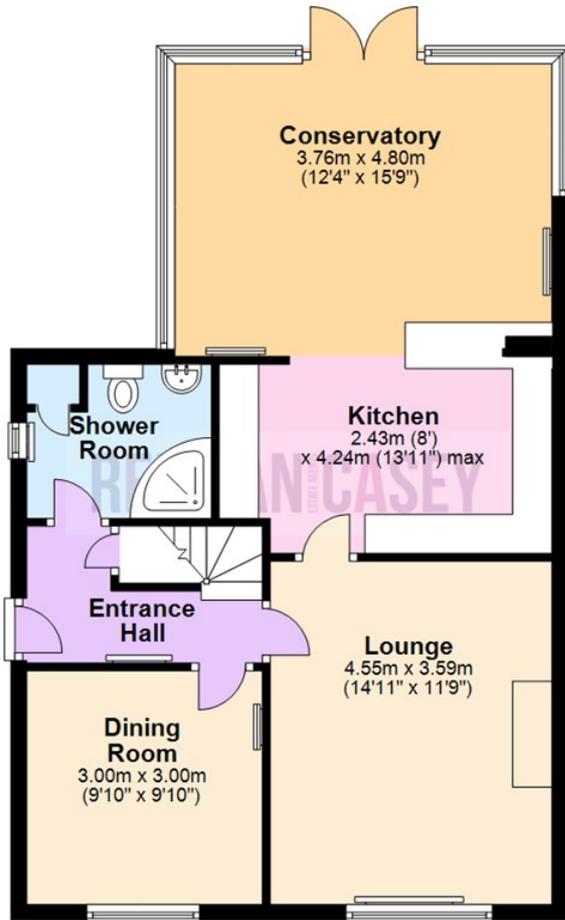
Front and side garden, gravel and tarmac driveway to the side with car parking space for two cars, enclosed by timber fencing and mature hedge front and sides, paved pathway leading to front entrance door with grassed area.

Rear garden, enclosed by timber fencing to rear and sides, paved pathway with lawned area and mature flower and shrub borders, timber garden shed.



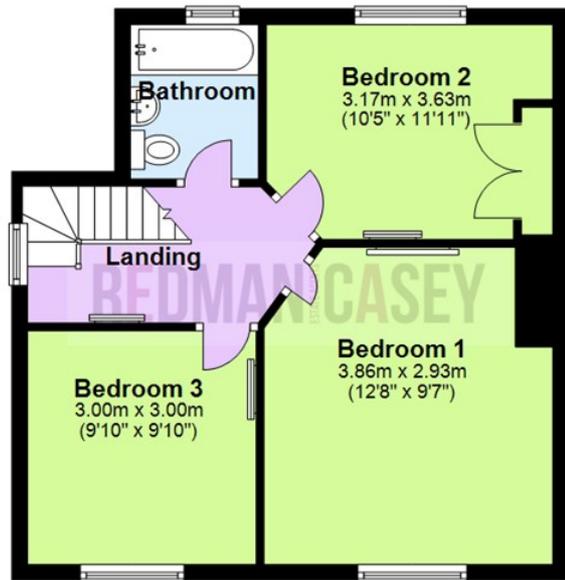
Ground Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 109.4 sq. metres (1177.1 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	

