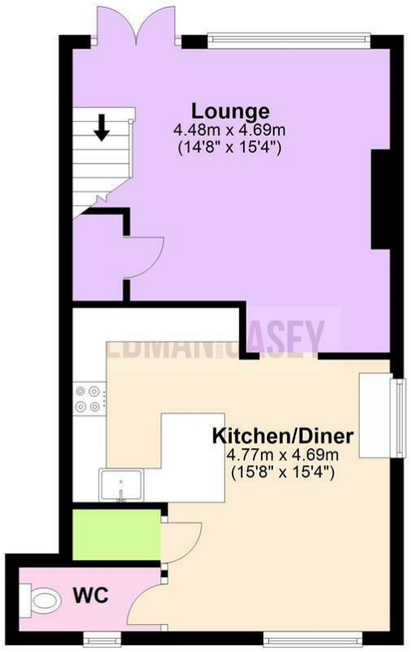
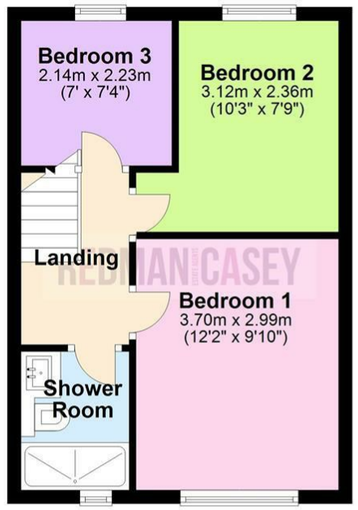
Ground Floor
Approx. 41.0 sq. metres (441.3 sq. feet)

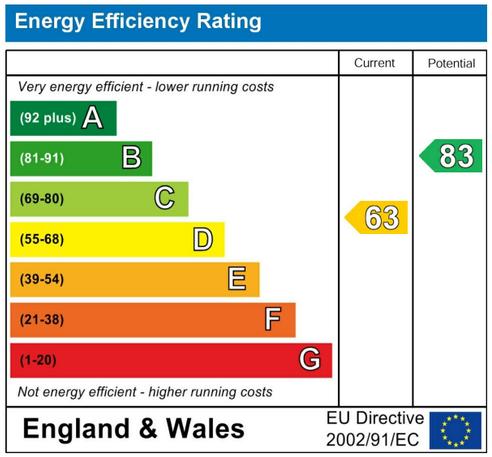


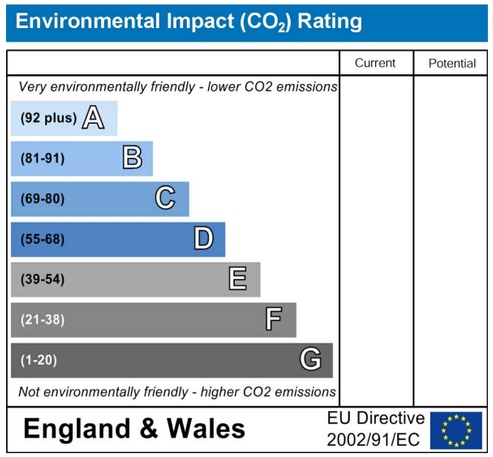
First Floor
Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 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

40 Thirlmere Avenue, Horwich, BL6 6DS

Superbly presented and extended 3 bedroom end town house. Occupying a fantastic corner plot which gives excellent potential for expansion to the side (subject to planning) which could provide further living and bedroom accommodation. The property offers spacious accommodation with stunning living kitchen diner, lounge, cloakroom wc, three bedroom and shower room with three piece white suite. Ideally located for access to local amenities, shops and schools the property must be viewed to appreciate all that is on offer.

Offers In The Region Of £240,000

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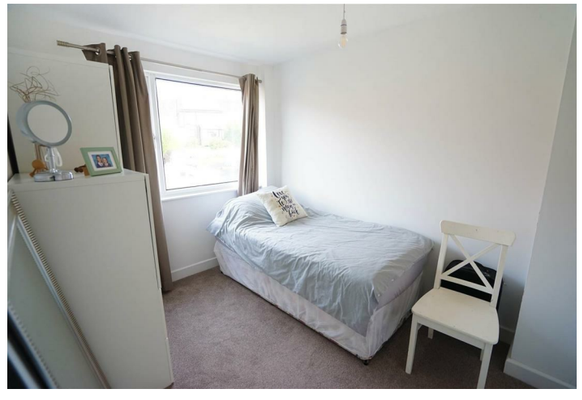
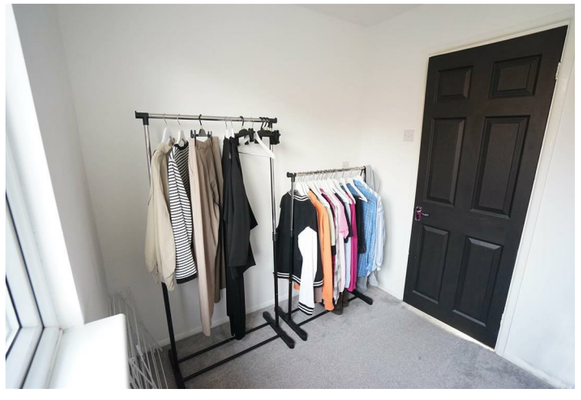

Situated within easy access of local amenities, shops and schools this superbly presented property is also within 21/2 miles of Horwich Parkway station and M61 motorway giving access to Manchester and beyond. The property has been improved and maintained to a high standard throughout and offers spacious accommodation which comprises : Living kitchen diner, cloakroom wc. Lounge, to the first floor there are 3 bedrooms and shower room fitted with a modern white three piece suite. Outside there is a generous corner plot garden with extensive parking area to the front with parking for 3-4 cars, to the side and rear is a private garden with large patio and artificial lawned area, garden room with power and light. Viewing is highly recommended and the property is to be sold with no chain and vacant possession.

Kitchen/Diner
15'8" x 15'5" (4.77m x 4.69m)
Fitted with a matching range of base and eye level units with drawers, matching breakfast bar, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring induction hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, vinyl tiled flooring with recessed spotlights, door to built-in storage cupboard, door to:

WC
UPVC frosted double glazed window to front, fitted with low-level WC and full height ceramic tiling to all walls, radiator, vinyl tiled flooring.

Lounge
14'8" x 15'5" (4.48m x 4.69m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, two double radiators, stairs to first floor landing, door, uPVC double glazed french doors to garden.

Landing
Access to loft, door to:

Bedroom 1
12'2" x 9'10" (3.70m x 2.99m)
UPVC double glazed window to front, radiator.

Bedroom 2
10'3" x 7'9" (3.12m x 2.36m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'0" x 7'4" (2.14m x 2.23m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to front, double radiator, vinyl flooring with recessed spotlights.

Outside
Front area, brick paved pathway leading to front entrance door, extensive tarmac driveway to the front and side with car parking space for three four cars, timber fencing to sides.
Side and rear garden, enclosed by timber fencing to rear and sides, large raised block paved sun patio with artificial lawned area, further paved patio area. Insulated garden room with power and light connected. Gated side access.