REDMAN CASEY ESTATE AGENTS

49 Ainsworth Avenue, Horwich, Bolton, Lancashire, BL6 6NL

Offers Over £140,000

Deceptively spacious semi detached property offered with no chain and vacant possession. The property is situated on a corner plot with extensive lawned areas, patio and decking. Inside the house offers excellent accommodation with three double bedroom two receptions and conservatory modern shower room and fitted kitchen. Viewing is highly recommended.

- 3 Double Bedrooms
- Fitted Kitchen
- Moder Fitted Shower Room
- Viewing Essential
- Vacant Possession
- 2 Spacious Receptions
- Conservatory
- Corner Plot Garden
- No Chain
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for access to local shops, schools and transport links for rail and motorway. This deceptively spacious semi detached property offers excellent family accommodation which comprises:- Entrance hall, lounge, dining room, fitted kitchen, store room w.c. and conservatory. To the first floor there are three generous double bedrooms and well appointed modern shower room. Outside there are gardens to three sides with extensive lawned gardens to the front and side timber decking area and patio. The property is sold with no chain and vacant possession, viewing is highly recommended to appreciate the size of the property on offer

Hallway
Radiator, laminate flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

Dining Room 9'10" x 9'10" (2.99m x 2.99m)
UPVC double glazed window to front, double radiator, laminate flooring, coving to ceiling.

Lounge 15'0" x 11'10" (4.57m x 3.60m)
UPVC double glazed window to front, coal effect gas fire with surround, double radiator, coving to ceiling, door to:

Kitchen 8'2" x 8'6" (2.50m x 2.58m)
Fitted with a matching range of base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, electric point for cooker with extractor hood over, uPVC double glazed window to rear, double radiator, laminate flooring.

Hall
Laminate flooring, door to:

Store Room
UPVC frosted double glazed window to side.

Rear Porch
Laminate flooring, door to:

WC
UPVC frosted double glazed window to rear, high-level flush WC, radiator, laminate flooring.

Conservatory 10'4" x 11'4" (3.14m x 3.46m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and lights connected, two windows to side, two windows to front, two windows to rear, ceramic tiled flooring, uPVC double glazed french doors to garden.

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

Bedroom 1 13'0" x 11'10" (3.96m x 3.60m)
UPVC double glazed window to front, double radiator.

Bedroom 2 10'5" x 11'10" (3.18m x 3.61m)
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, door to:

Bedroom 3 9'10" x 9'11" (2.99m x 3.02m)
UPVC double glazed window to front, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Front and side garden, paved pathway leading to side entrance door with lawned area, mature flower and shrub borders and timber decking area, enclosed by timber fencing front and sides.
Rear garden, enclosed by timber fencing to rear and sides with gravelled area, paved pathway, paved sun patio, timber garden shed.

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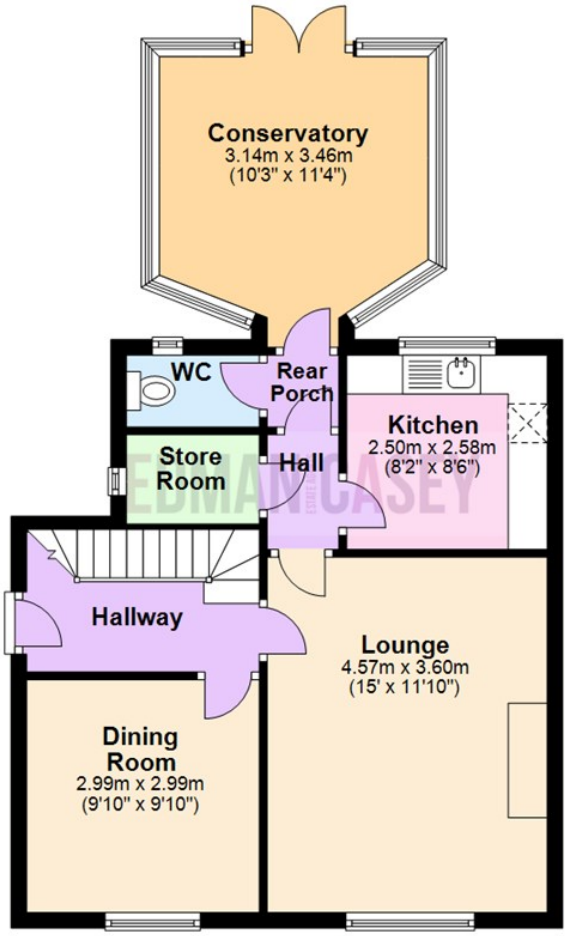
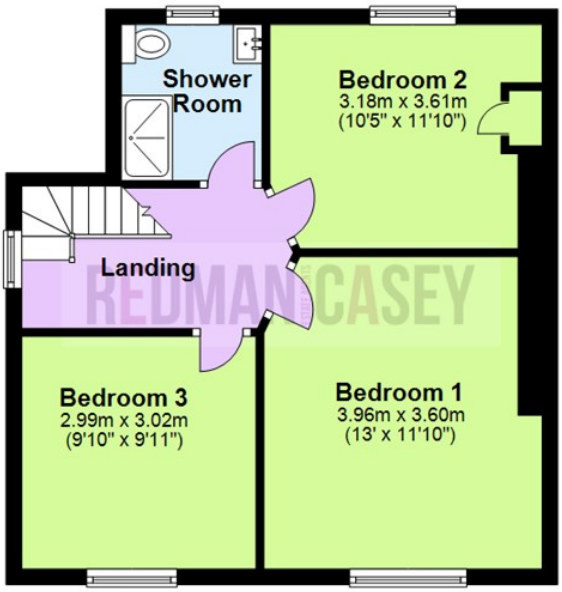
Ground Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



First Floor

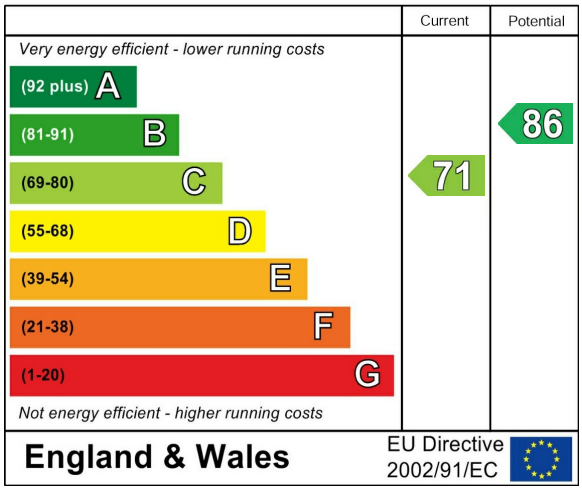
Approx. 44.2 sq. metres (475.6 sq. feet)



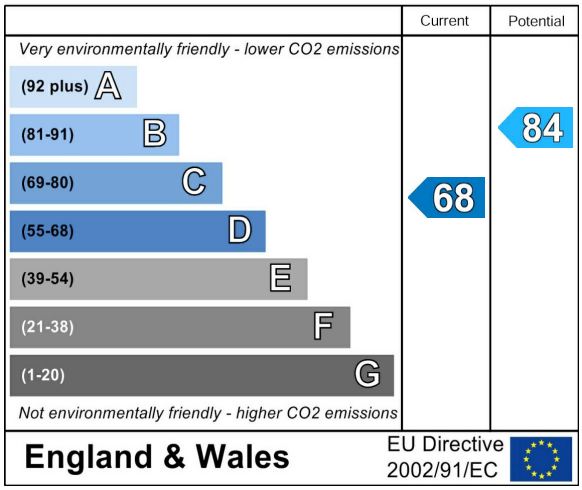
Total area: approx. 100.5 sq. metres (1082.0 sq. feet)

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



Environmental Impact (CO_2) Rating



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