

15 Ormston Avenue, Horwich, Bolton, BL6 7DZ



Offers Over £200,000

Three bedroom extended town house in a great residential location. Fully modernised with off road parking and garden room. Fully double glazed, gas central heating garden to rear with patio seating area and open aspect to rear. Situated close to local primary and secondary schools, local shops, local amenities and very close to Rivington Country Park. Viewing advised to appreciate the condition and all that is on offer sold with vacant possession.

- Three Bedroom
- Open Views To Rear
- Garden Room
- Gas Central Heating
- Council Tax Band
- Off Road Parking
- Rear Garden With Patio
- Double Glazed
- Awaiting EPC
- Extended To Rear



Extended Three bedroom town house situated in a superb and very popular residential location, close to local primary and secondary schools, shops all local amenities and very close to Rivington Country Park. Benefitting from gas central heating, double glazing, garden room to the rear patio seating area and garden with open views to the rear. The property comprises:-Entrance porch, lounge, dining room, kitchen with utility area. To the first floor there are three bedrooms and a family bathroom. To the outside there is off road parking to the front and landscaped garden to the rear. Viewing is highly recommended to appreciate all that is on offer.

Porch

UPVC double glazed window to side,

Lounge 17'11" x 12'7" (5.47m x 3.83m)

Fitted electric fire fireplace set in feature marble surround, double radiator, stairs, uPVC double glazed entrance double door to rear, door to Storage cupboard.

Storage cupboard.

Kitchen/Utility Area 17'11" x 9'11" (5.47m x 3.02m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, 1+1/2 bowl ceramic sink with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, fitted built-in range, five ring with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, radiator, uPVC double glazed entrance door to rear, :

Dining Room 12'1" x 12'1" (3.68m x 3.68m)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance double door to side:

Bedroom 1 9'8" x 14'2" (2.95m x 4.31m)

UPVC double glazed window to rear, threeStorage cupboard, fitted with a range of wardrobes built-in wardrobe(s) with part full-length mirrored, hanging rails, shelving, overhead storage, cupboards and drawers, double radiator, three double doors, sliding door.

Bedroom 2 12'0" x 6'4" (3.66m x 1.93m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'0" x 11'4" (2.43m x 3.45m)

UPVC double glazed window to front, radiator:



Bathroom

Three piece suite comprising deep panelled bath with electric shower over, mixer tap and glass screen, vanity wash hand basin with base cupboard and mixer tap and low-level WC, uPVC frosted double glazed window to front, heated towel rail.

UPVC double glazed window to front,

Garden Room

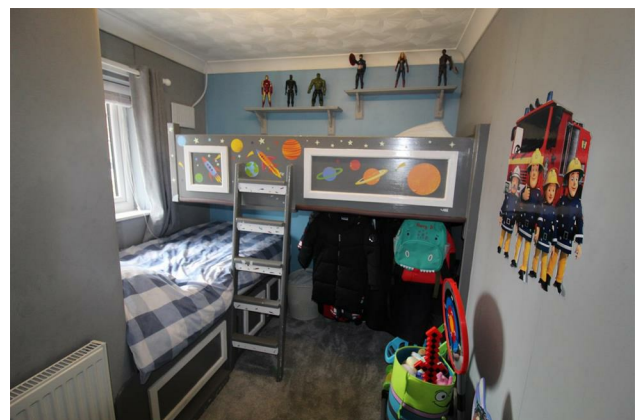
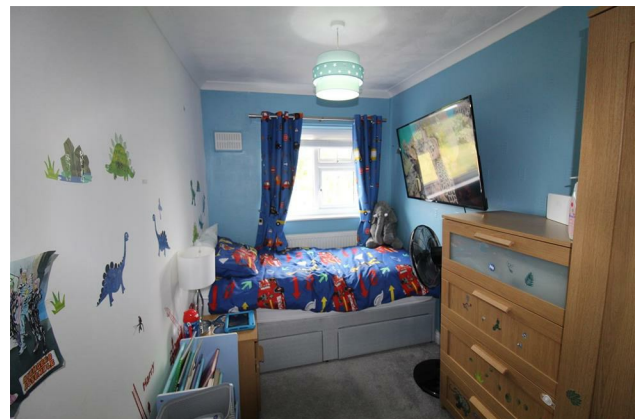
UPVC double glazed window to side, hardwood double door to side.

Outside Front

Paved driveway for two vehicles ,

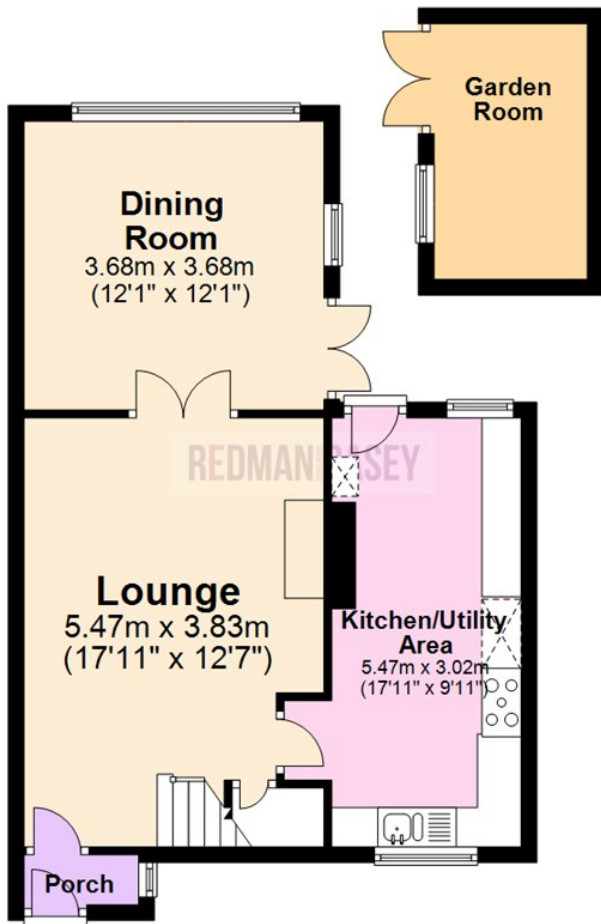
Outside Rear

Spacious garden with patio seating area, lawn area mature flower beds and open aspect views to rear.



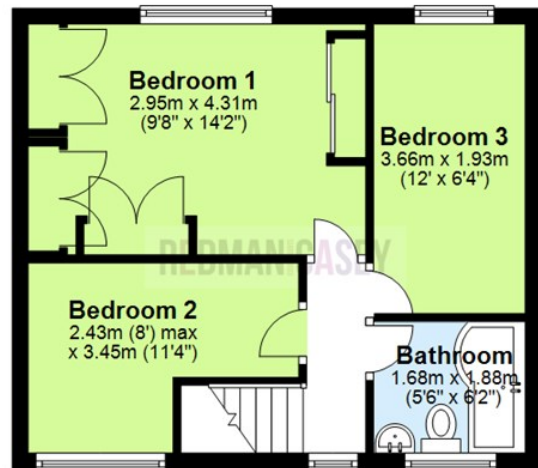
Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)




Total area: approx. 90.6 sq. metres (975.5 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 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		
	38	80
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 