REDMAN CASEY ESTATE AGENTS

# 12a Ainsworth Avenue, Horwich, Bolton, BL6 6LZ

## Offers Around £115,000

Two bedroom first floor apartment in excellent condition. This first floor apartment is in a very popular location with easy access to local shops, and road and rail links for easy commute. Benefiting from double glazing, gas central heating gardens to front and rear with patio area and outside dining area. this first floor apartment is strongly recommended for viewing to appreciate the condition space and location.

- First Floor Apartment
- Gardens Front And Rear
- Double Glazed
- Immaculate Condition
- EPC Rating C
- Two Bedrooms
- Patio Dining Area
- Gas Central Heating
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Two bedroom first floor apartment in excellent condition. This property comprises:- Entrance hallway, lounge, kitchen diner, two bedrooms and a family bathroom. Benefiting from gardens front and rear, gas central heating, double glazing the outside space provides outside dining area and patio seating area. Located close to local shops and road and rail links making an easy commute to both Manchester and Preston. Viewing is strongly recommended to appreciate the condition and location plus all this property has to offer.

**Entrance Hall**
Stairs, open plan to Storage cupboard.

**Landing**

**Lounge 12'4" x 12'4" (3.76m x 3.77m)**
UPVC double glazed window to front, wall mounted coal effect gas fire, double radiator,

**Kitchen 9'8" x 9'1" (2.95m x 2.76m)**
Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, polycarbonate sink unit with single drainer, swan neck mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC opaque double glazed window to rear, double radiator, ceramic tiled flooring, door to Storage cupboard.

**Bedroom 1 14'0" x 9'5" (4.27m x 2.86m)**
Two uPVC double glazed windows to front, double radiator, door to Storage cupboard.

**Bedroom 2 9'5" x 9'1" (2.87m x 2.76m)**
UPVC double glazed window to rear, radiator.

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal wash hand basin with electric shower above and shower curtain and low-level WC, tiled splashbacks, uPVC opaque double glazed window to rear, radiator.

**Outside Front**
Pathway leading to entrance door garden laid mainly to lawn with mature flower beds.

**Outside Rear**
Enclosed rear garden with patio seating area and outside dining area, mature planting of flower beds.

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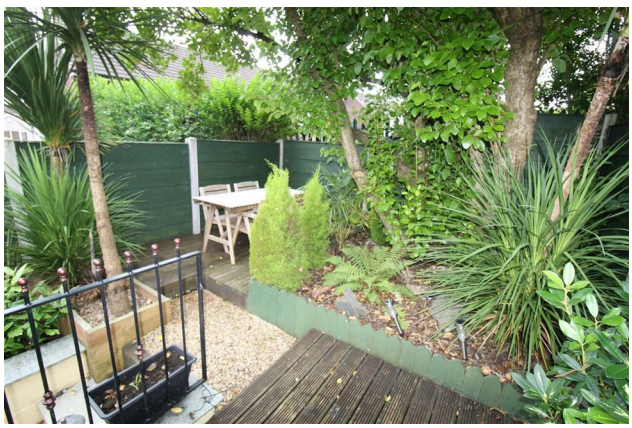

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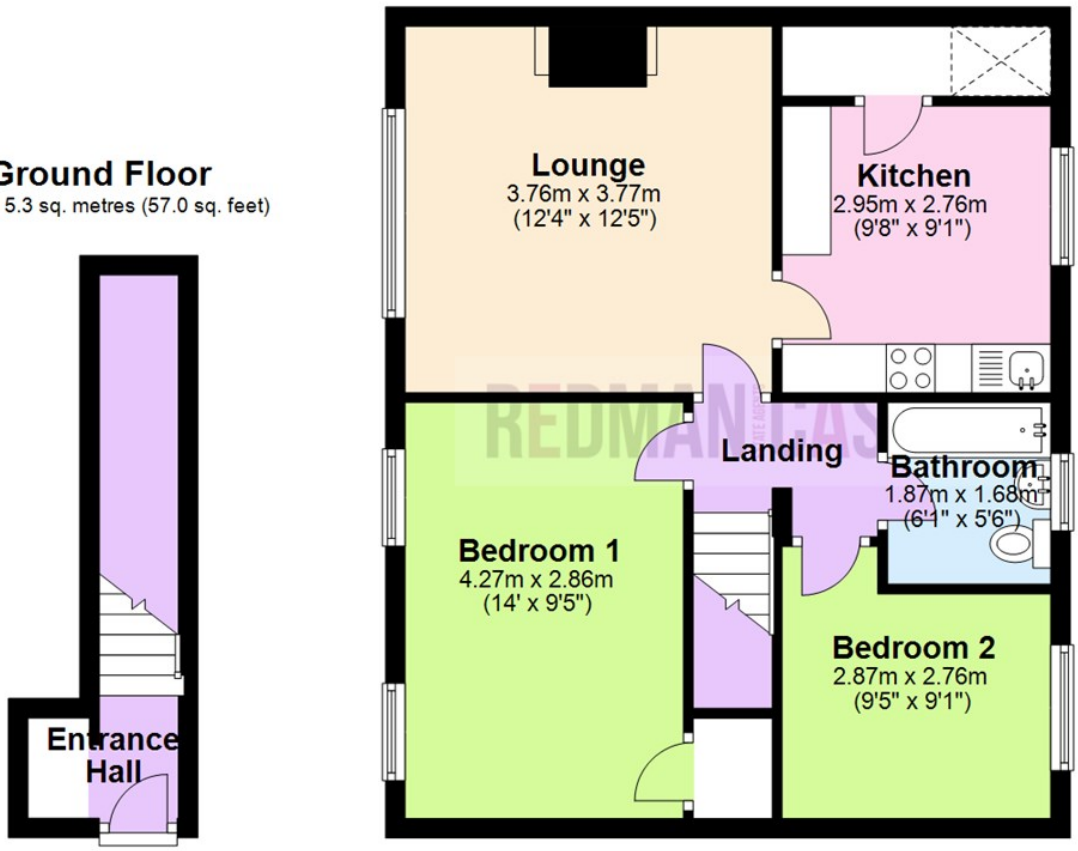
## First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)

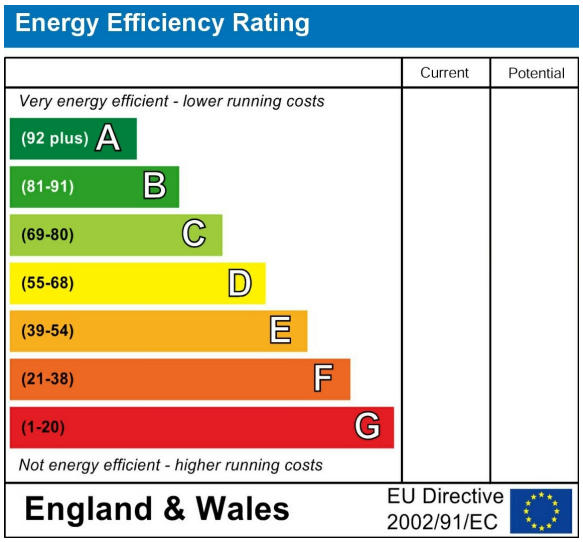
## Ground Floor

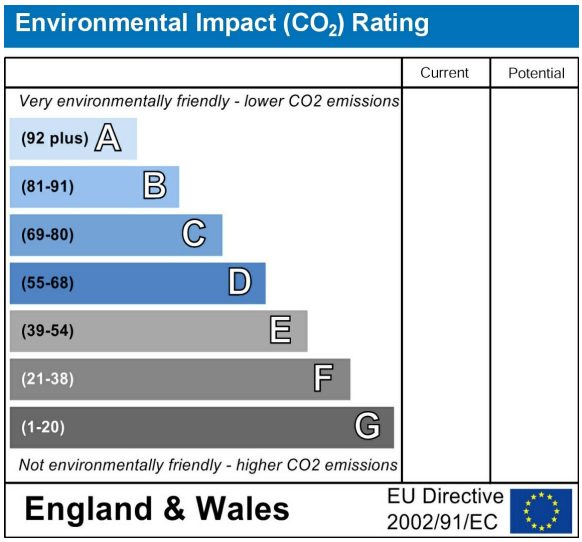
Approx. 5.3 sq. metres (57.0 sq. feet)




Total area: approx. 59.5 sq. metres (640.5 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.





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