REDMAN CASEY ESTATE AGENTS

# 39 Evergreen Avenue, Horwich, Bolton, BL6 5GQ

## Offers Around £240,000

Three bedroom town house spread over three floors, superbly presented and located close to all local amenities, shops both primary and secondary schools with easy access to major road and rail links allowing easy commute to both Manchester and Preston. This spacious town house benefits from double glazing, gas central heating, private rear south facing garden with patio seating and outside dining area and dedicated parking space. Viewing is recommended to appreciate the condition, location and all this property has to offer.

- 3 Bedroom Town House
- Enclosed South Facing Rear Garden
- En- Suite To Master
- Awaiting EPC
- Three Storey
- Dedicated Parking Space
- Council Tax Band D
- Residential Location

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented three bedroom town house laid out over three floors allowing for spacious modern living accommodation. Located in a popular residential location, close to local amenities, shops, primary and secondary schools and major transport links allowing an easy commute to either Manchester or Preston. The property comprises;- Entrance hall, dining room, kitchen, cloakroom to the first floor there is a lounge and bedroom , the second floor has a master bedroom with En-suite bedroom 3 and a family bathroom. To the outside front there is a dedicated parking space and garden to front and side the outside rear has a enclosed garden space laid to lawn with patio seating and dining space. The property benefits from double glazing, gas central heating, En suite to master and south facing rear garden area.
Viewing is highly recommended to appreciate the space, condition and location of this family home.

**Entrance Hall**
UPVC double glazed window to front, stairs, :

**Dining Room 11'5" x 13'3" (3.48m x 4.05m)**
UPVC double glazed window to front, double radiator, radiator, double door,

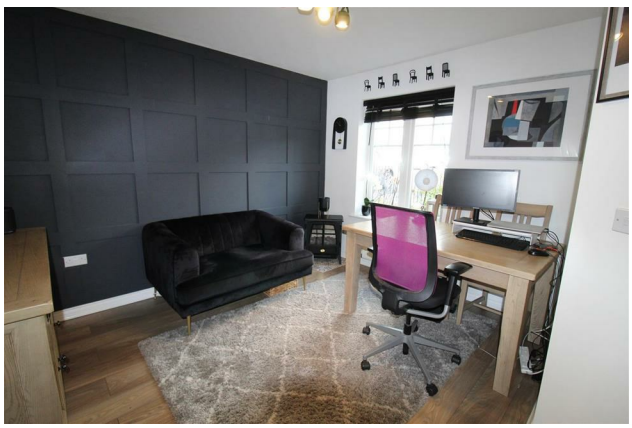
**Kitchen/Diner 11'11" x 8'3" (3.64m x 2.52m)**
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl polycarbonate sink with single drainer, mixer tap and ceramic tiled splashbacks, built-in dishwasher and automatic washing machine, space for fridge/freezer, fitted built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, radiator, uPVC double glazed entrance double door to rear, :

**Cloakroom**
Radiator. Low level WC, Pedestal sink,

**Landing**
UPVC double glazed window to rear, radiator, stairs, :

**Lounge 6'7" x 17'6" (2.00m x 5.33m)**
UPVC double glazed window to front, double radiator, double door :

**Bedroom 1 15'2" x 9'2" (4.62m x 2.79m)**
UPVC double glazed window to front, fitted wardrobe(s) with hanging rail, shelving and overhead storage, radiator, :



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**En-suite**
Piece suite comprising vanity wash hand basin with storage under, mixer tap and ceramic and full height ceramic tiling to two walls and shower enclosure with glass screen, uPVC opaque double glazed window to front, heated towel rail.

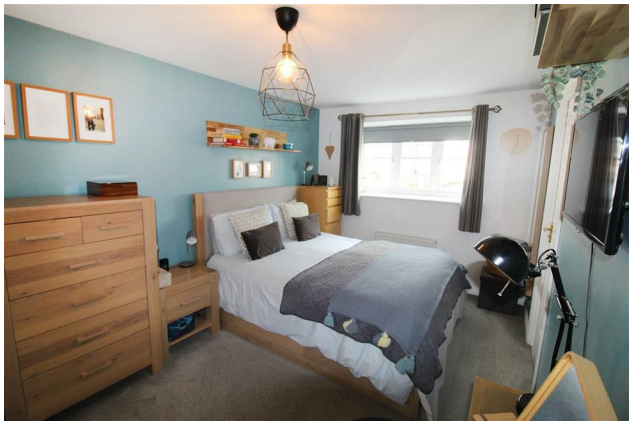
**Bedroom 2 11'11" x 8'9" (3.64m x 2.66m)**
UPVC double glazed window to rear, , fitted with a wardrobe(s) with hanging rail, shelving and overhead storage, radiator, .

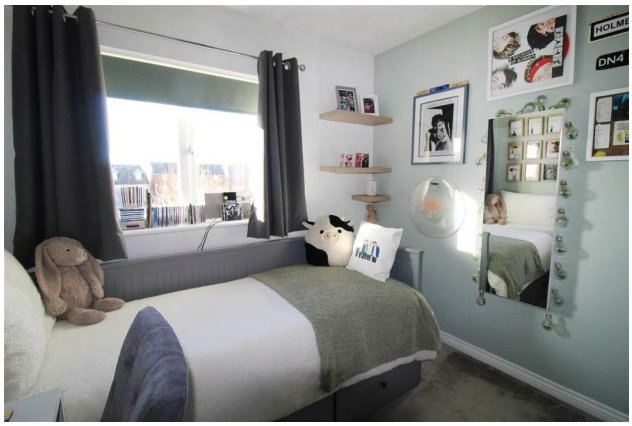
**Landing**
UPVC double glazed window to rear, radiator,:

**Bathroom**
Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with base cupboard and tiled splashback, shower with over and shower curtain and low-level WC, radiator.

**Bedroom 3 8'2" x 8'8" (2.50m x 2.65m)**
UPVC double glazed window to rear, radiator.

**Outside south facing lawned area (south facing lawned area)**





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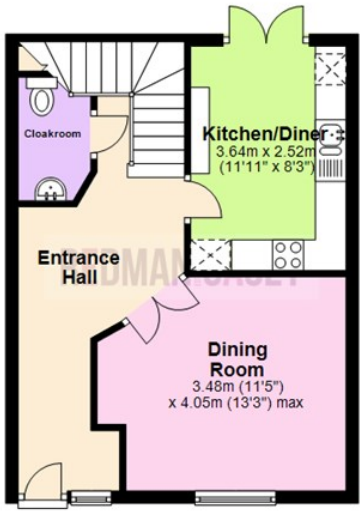
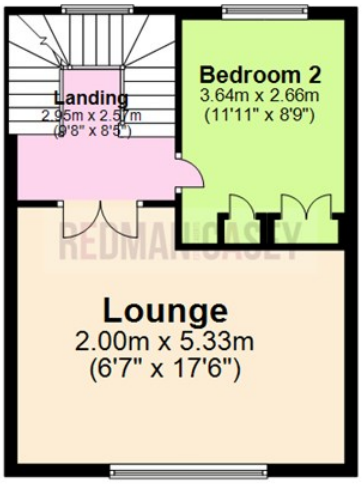
## Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



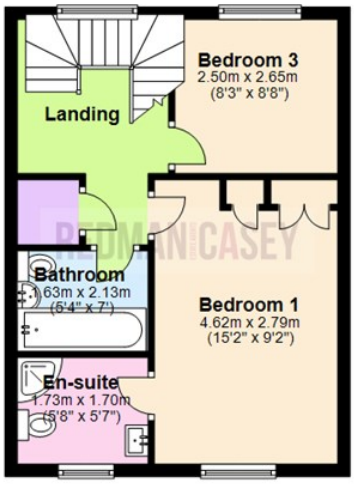

## First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)




## Second Floor

Approx. 36.0 sq. metres (387.5 sq. feet)




Total area: approx. 112.8 sq. metres (1214.5 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* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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| (21-38) F | | |
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| *Not environmentally friendly - higher CO2 emissions* | | |
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