



1 Evans Street, Horwich, Bolton, Greater Manchester, BL6 6AF

Price £235,000

- 3 Bedrooms
- Luxury Bathroom
- Gardens
- 2 Receptions
- Stunning Fitted Kitchen
- Detached Garage



Porch

Dado rail, coving to ceiling, hardwood double glazed entrance door, door to:

Entrance Hall

Built-in under-stairs storage cupboard, plumbing for washer, radiator, dado rail, coving to ceiling, door to:

Lounge 12'5" x 24'3" (3.78 x 7.39)

Hardwood double glazed window to front, fireplace with feature timber surround and tiled hearth, cast- iron gas stove with glass door , two double radiators, picture rail, hardwood double glazed french doors to rear.

Dining Room 13'9" x 11'10" (4.19 x 3.61)

Hardwood double glazed window to front, double radiator, picture rail, open plan to:

Fitted Kitchen 14'3" x 11'9" (4.34 x 3.58)

Refitted fitted with a matching range of modern base and eye level units with drawers, cornice trims and contrasting worktop space over, matching island unit with cupboard drawers under, wine rack, 1 1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in ceramic hob with extractor hood over, built-in microwave, hardwood double glazed window to rear, double glazed door to rear.

Landing

Hardwood frosted double glazed window to rear, dado rail, coving to ceiling, access to loft.

Bedroom 1 16'0" x 11'10" (4.88 x 3.61)

Hardwood double glazed window to front with panoramic views of Rivington Pike, hardwood double glazed window to side, ornamental fireplace with cast iron surround, double radiator, picture rail, two wall lights, coving to ceiling. Range of fitted robes to one wall.

Bedroom 2 14'6" x 11'10" (4.42 x 3.61)

Hardwood double glazed window to front with panoramic views over Rivington Pike, radiator, picture rail. Built in cupboard to one alcove.

Bathroom

Refitted with four piece modern white suite comprising free standing deep panelled bath with hand shower attachment over, pedestal wash hand basin with mixer tap, double shower cubicle with shower over and low-level WC, heated towel rail. hardwood frosted double glazed window to rear, laminate tiled flooring, dado rail, half height lime-washed timber panelling, coving to ceiling.



Bedroom 3 14'10" x 11'9" (4.52 x 3.58)

Hardwood double glazed window to rear, hardwood double glazed window to side, double radiator. Range of fitted robes to one wall.

Outside

Front garden, paved driveway to the front leading to detached single brick built garage with power and light, lawned area, well stocked mature flower and shrub borders beds and circular shaped sun patio, enclosed by stone wall and mature hedge to rear and sides. Rear Courtyard enclosed by brick wall to rear and sides, gated access, large paved sun patio, timber garden shed.



