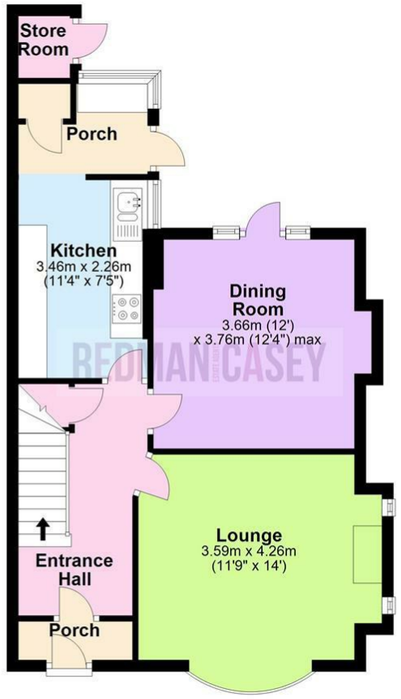
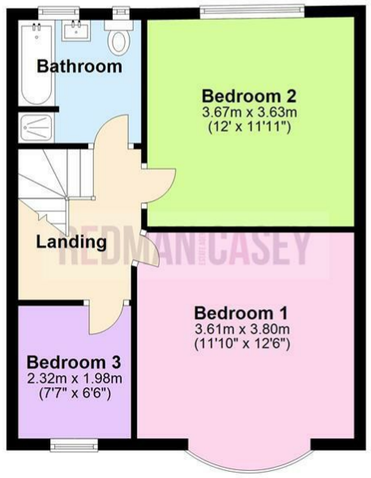
Ground Floor
Approx. 52.1 sq. metres (561.1 sq. feet)

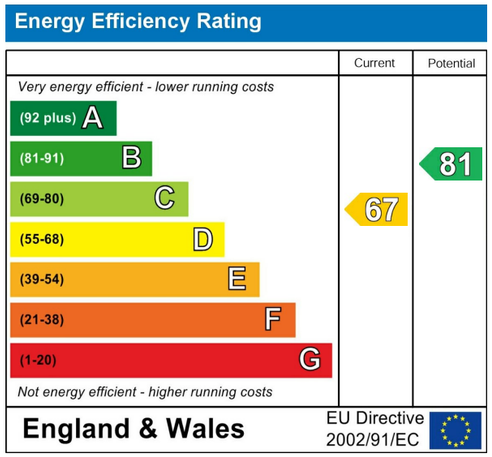


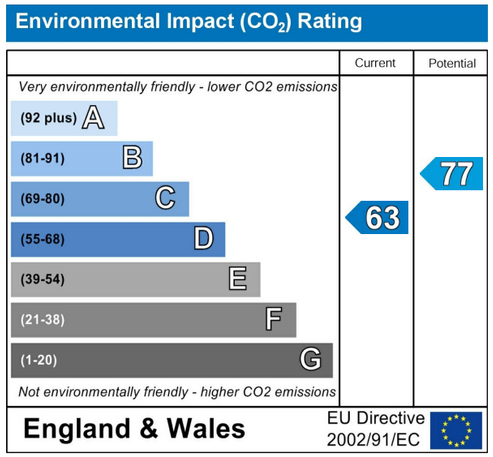
First Floor
Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

31 Lever Park Avenue, Horwich, Bolton, Lancashire, BL6 7LF

Superbly presented period semi detached property offering excellent accommodation which oozes charm. The property has been sympathetically modernised and renovated but retains many period features. Offering spacious accommodation with two large reception rooms and kitchen. Three bedrooms and bathroom with 4 piece suite. Outside the property benefits from a double garage and large gardens giving the scope for expansion should the need arise. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £315,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Located on one of Horwich's premier roads we are pleased to bring to the market this period semi detached located on Lever Park Avenue. The property is ideally located for access to local amenities , shops schools and Rivington country park allowing immediate access to the countryside and is an ideal location for walking and cycling. The property has been improved and updated sympathetically but has retained many original features and comprises :- Porch, entrance hall, lounge with feature inglenook fireplace, dining room, fitted kitchen and rear porch / utility area. To the first floor there are three bedrooms bedroom 2 with fitted wardrobes and bathroom fitted with a four piece suite. Outside there is a spacious garden to the front with lawned area and mature flower and shrub borders, extensive driveway with parking for 3- 4 cars leading to a detached double garage with power and light connected. To the rear there is a large private garden with lawned and patio areas timber summer house and greenhouse with attached potting shed. The property is not overlooked to the rear and offers a superb woodland view. The property offers excellent opportunity to expand to the rear and side or into the loft to create further bedrooms and living space should the need arise and subject to the relevant consents. Viewing is essential and the property is available with no chain.

Porch
Quarry tiled flooring, glazed entrance door with stained glass and matching glazed leaded panels, glazed door with stained glass and matching side panels to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, picture rail, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
11'9" x 14'0" (3.59m x 4.26m)
UPVC frosted double glazed window to side with stained glass, UPVC double glazed leaded bow window to front with stained glass, inglenook style fireplace with a coal effect gas fire, ornate timber surround and marble effect inset and hearth, radiator, original coving to ceiling with feature ceiling rose and moulding.

Dining Room
12'0" x 12'4" (3.66m x 3.76m)
Two UPVC double glazed leaded windows to rear, coal effect gas fire with timber surround and marble effect inset and hearth, picture rail, two wall lights, coving to ceiling with moulding, UPVC double glazed door to garden.

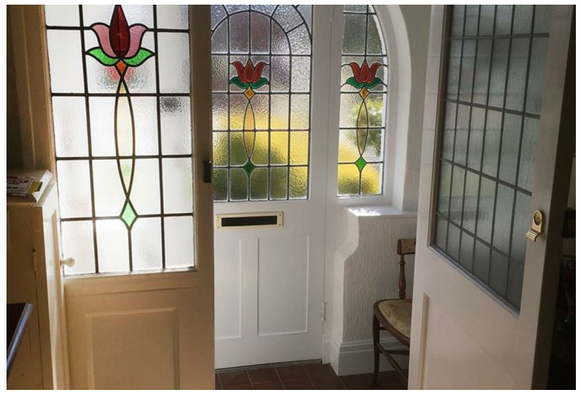
Kitchen
11'4" x 7'5" (3.46m x 2.26m)
Fitted with a matching range of modern white gloss base and eye level units with under lighting, drawers, cornice trims and complementary worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap and tiled splash backs, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted 'Neff' oven, four ring gas hob with extractor hood over, UPVC double glazed leaded window to side, ceramic tiled flooring, open plan to:

Porch / Utility Area
UPVC double glazed leaded window to rear, UPVC double glazed leaded window to side, Pantry cupboard with shelving, ceramic tiled flooring, plumbing for washing machine, UPVC double glazed door to garden.

Landing
Timber balustrade, door to:

Bedroom 1
11'10" x 12'6" (3.61m x 3.80m)
UPVC double glazed leaded bow window to front, radiator, picture rail, two wall lights.

Bedroom 2
12'0" x 11'11" (3.67m x 3.63m)
UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator, picture rail, two wall lights.



Bedroom 3
7'7" x 6'6" (2.32m x 1.98m)
UPVC double glazed leaded window to front, radiator, coving to ceiling.

Bathroom
Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled power shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, two UPVC frosted double glazed leaded windows to rear, ceramic tiled flooring. Access to boarded loft space which offers excellent storage and light connected along with boiler system.

Outside
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, extensive tarmac driveway to the front and side leading to garage and with car parking space for three - four cars, lawned area and mature flower and shrub borders, pathway leading to front entrance door.
Private rear garden, enclosed by brick wall and mature hedge to rear and sides, large block paved sun patio, paved pathway with lawned area and mature flower and shrub borders, aluminium greenhouse, potting shed, timber summerhouse, rear and side gated access, detached double garage with power and light, up and over door to front single access door to side.

Store Room
accessed from the rear garden with plumbing for washing machine.

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