REDMAN CASEY ESTATE AGENTS

# 18 Cedar Avenue, Horwich, Bolton, Lancashire, BL6 6HT

## £315,000

Three bedroom extended semi detached property in a superb residential location. This property is situated close to local schools, shops, major road and rail links and all local amenities. Benefits from open aspect to front, off road parking, garage, large extended kitchen diner to rear with patio seating area, double glazing and gas central heating. This amazing family home will be sold with vacant possession and no chain viewing essential to appreciate all that is on offer.

- Extended
- 3 Bedroom
- Garage
- Double Glazing
- No Chain
- Semi Detached
- Gardens Front And Rear
- Off Road Parking
- Gas Central Heating
- Vacant Possession

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Amazing Location
Three bedroom extended semi detached property, situated in a very desirable location close to local schools, shops, transport links and all local amenities. This property comprises:- Entrance porch, entrance hall, lounge,, extended kitchen diner, WC. To the first floor there are three bedrooms two of which are double and a fully ceramic tiled bathroom suite. To the outside there are gardens front and rear a driveway offering off road parking and a garage with an office room to the rear. The garden at the rear has a large patio seating area and lawn with mature flower beds and planting fully enclosed. This property offers many features and offers spacious living accommodation with plenty storage . The property also has open aspect to the front overlooking Cedar Avenue Green.
This property must be viewed to appreciate the location the space and all that is on offer. Sold with vacant possession and no onward chain. Don't delay view early to avoid disappointment.

**Porch**
Two uPVC double glazed windows to side, two uPVC double glazed windows to front, two hardwood glazed windows to front with stained glass, radiator, door to:

**Entrance Hall**
Radiator, stairs to first floor landing, door to:

**Lounge 11'11" x 11'11" (3.63m x 3.62m)**
Bay window to front, open fire set in ornate feature Adam style surround, double radiator.

**Cloakroom**
UPVC frosted double glazed window to side.

**Kitchen Diner Family Room 23'1" x 18'7" (7.04m x 5.67m)**
Matching range of base and eye level units with drawers, cornice trims and ceramic worktop space over round edged worktops, 1+1/2 bowl stainless steel sink with mixer tap, built-in fridge/freezer, dishwasher, automatic washing machine and tumble dryer, built-in eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, uPVC double glazed box window to side, two skylights, hardwood double glazed velux skylight, , chimney breast, wooden mantle over, built-in storage cupboard alcove, built-in cupboard alcove, double radiator, uPVC double glazed entrance double bi-fold door to garden, two double doors.

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**Bedroom 1 11'11" x 11'11" (3.63m x 3.62m)**
UPVC double glazed bay window to front, fitted wardrobe(s) with sliding door, hanging rails, shelving, overhead storage and cupboards, Storage cupboard, radiator, two sliding doors, door to:

**Bedroom 2 13'4" x 11'11" (4.06m x 3.62m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 7'9" x 7'7" (2.36m x 2.31m)**
Window to front, radiator.

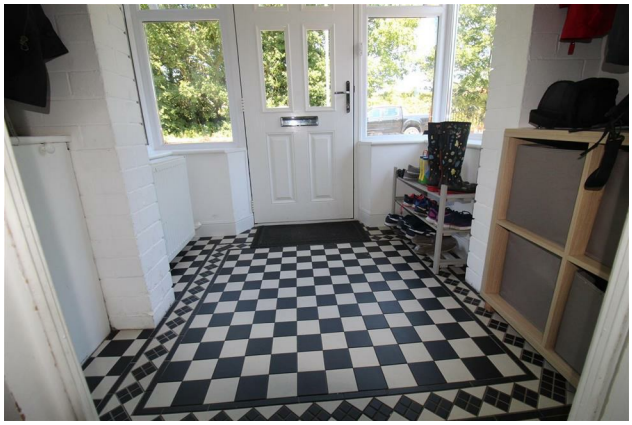
**Bathroom**
Four comprising deep panelled bath, wash hand basin, tiled shower enclosure with glass screen and mixer tap and close coupled WC, ceramic and tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, uPVC frosted double glazed window to side, heated towel rail.

**Landing**
UPVC frosted double glazed window to side, door to:

**Outside Front**
Enclosed garden driveway leading to garage and rear of house.

**Outside Rear**
Fully enclosed rear garden with large patio area, lawn with mature flower beds.

**Garage**
Garage with office space to rear.



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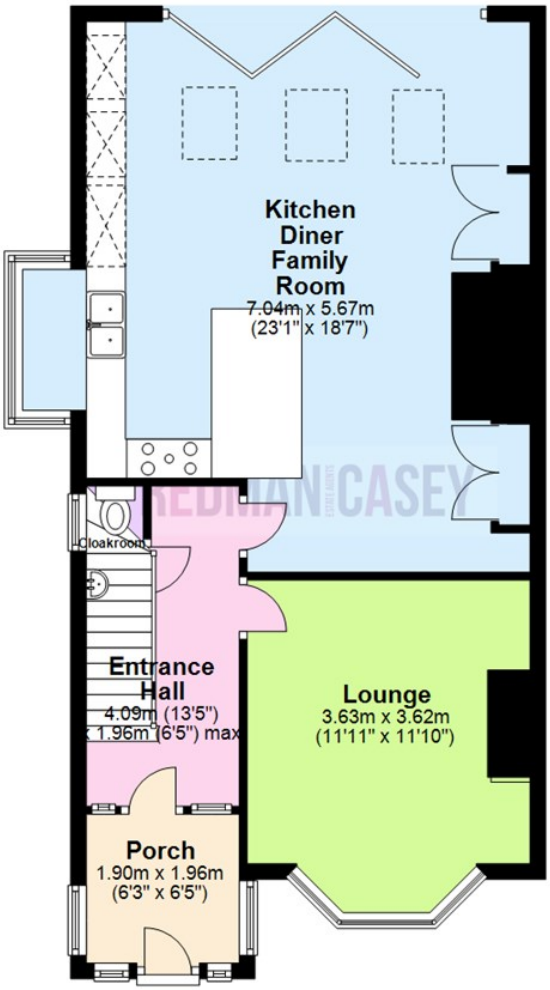
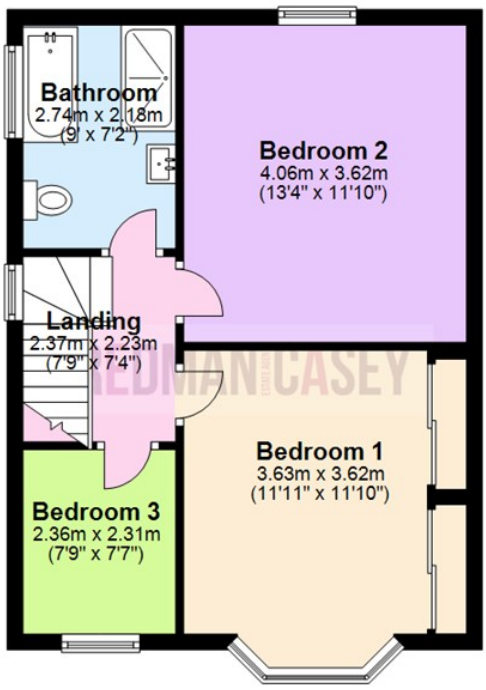
## Ground Floor

Approx. 64.8 sq. metres (697.4 sq. feet)




## First Floor

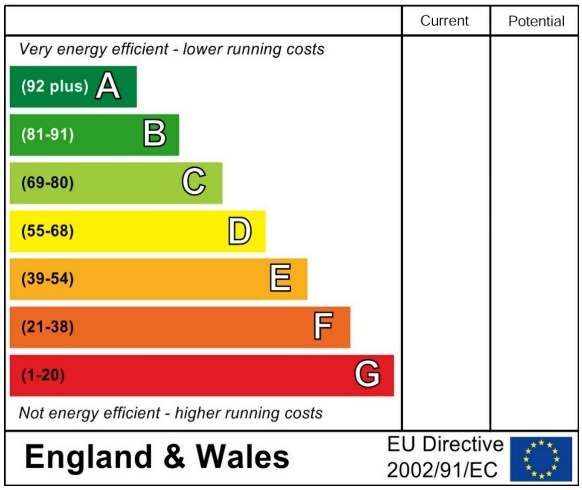
Approx. 46.3 sq. metres (498.6 sq. feet)



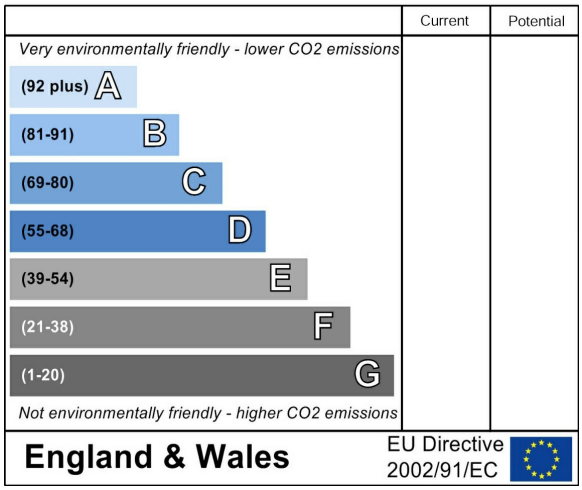

Total area: approx. 111.1 sq. metres (1196.0 sq. feet)

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




### Environmental Impact ($CO_2$) Rating

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