REDMAN CASEY ESTATE AGENTS

34 Ainsworth Avenue, Horwich, Bolton, BL6 6LX

Offers Around £190,000

Well presented three bedroom town house, recently modernised, located in a very popular residential location. Close to local primary and secondary schools, local shops, major road and rail links and the Middlebrook Retail Park. Fully double glazed with gas central heating, gardens front and rear sold with no chain. This ideal family home is recommended for viewing to appreciate all that is on offer.

- Three bedroom Town House
- Well Presented
- Gas Central Heating
- EPC Rating C
- No Chain
- Gardens Front And Rear
- Fully Double Glazed
- Fully Modernised
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom town house.
This well presented family home comprises:- Entrance hall, lounge, kitchen diner. To the first floor there are three good size bedrooms and a family bathroom. To the outside there are gardens front and rear with brick storage shed and patio in the rear. The property is located in a very popular and quiet location, close to local secondary and primary schools, major road and rail links for easy commute to both Manchester and Preston and close to Middlebrook Retail Park. Benefiting from double glazing, gas central heating recently modernised with front and rear gardens and sold with no onward chain viewing is highly recommended to appreciate all that is on offer.

Hallway
UPVC double glazed window to front, radiator, stairs,

Lounge 11'9" x 13'3" (3.57m x 4.05m)
UPVC double glazed window to front, double radiator.

Kitchen/Dining Room 9'10" x 19'2" (2.99m x 5.85m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, built-in fridge/freezer and washing machine, space for dishwasher, fitted electric fan assisted oven, built-in electric hob, extractor hood, uPVC double glazed window to rear, radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.

Storage cupboard.

Bedroom 1 11'10" x 12'4" (3.60m x 3.75m)
UPVC double glazed window to front, radiator.

Bedroom 2 9'11" x 13'11" (3.02m x 4.24m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'7" x 8'11" (2.61m x 2.72m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with mixer tap, tiled surround and mirror and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Landing

Outside Front
Enclosed front garden with mature planting and path leading to front.

Outside Rear
Large enclosed garden with mature planting and patio seating area and brick built storage shed.

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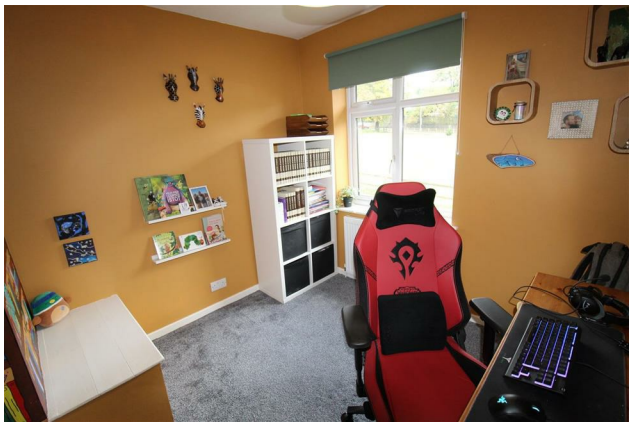

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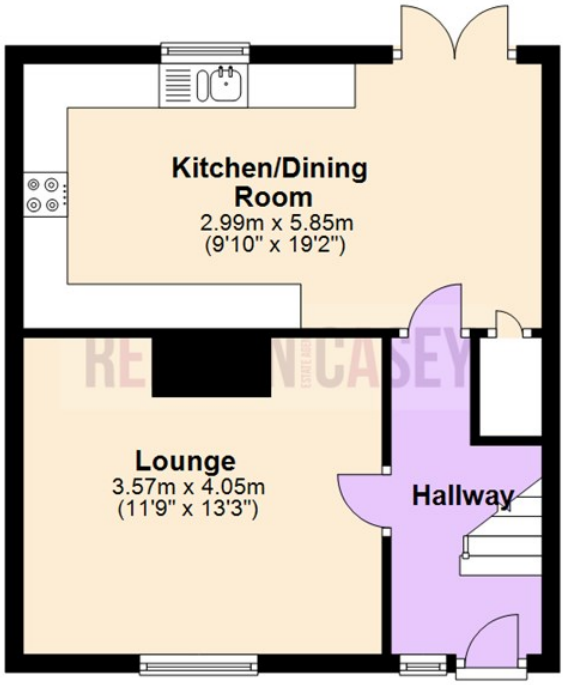
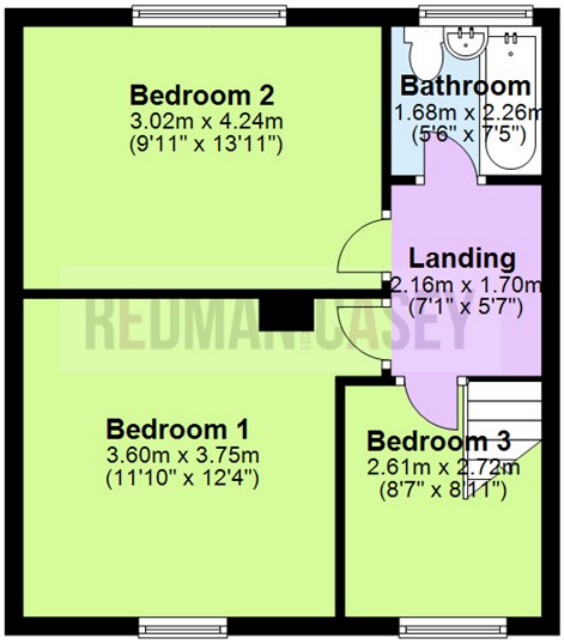
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



First Floor

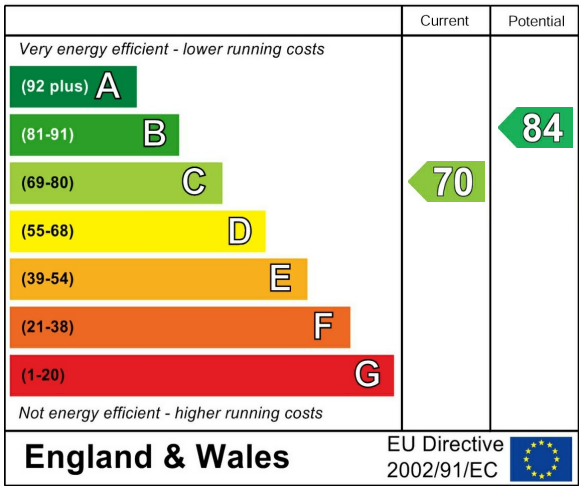
Approx. 42.8 sq. metres (460.8 sq. feet)



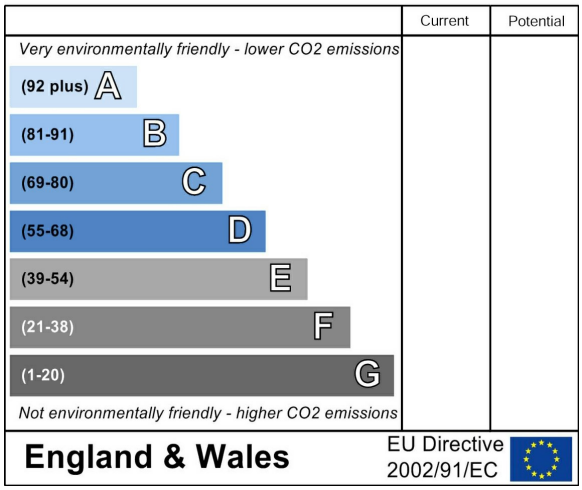
Total area: approx. 81.8 sq. metres (880.2 sq. feet)

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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