

34 Ainsworth Avenue, Horwich, Bolton, Lancashire, BL6 6LX



Offers Around £185,000

Stunning recently refurbished and fully modernised three bedroom town house is a superb residential location. Newly fitted high gloss kitchen with appliances, and new family bathroom. Close to local schools, shops, and all local amenities. Recently modernised this property offers spacious living and benefits from gardens front and rear, gas central heating and fully double glazed. Viewing is advised to appreciate the condition and all this property has to offer.

Offered to market with vacant possession and no onward chain.

- Three Bedroom
- Gas Central Heating
- Modernised
- Vacant Possession
- Double Glazed
- Fully Refurbished
- Gardens Front And Rear
- No Chain



Three bedroom town house fully modernised and refurbished to a very high standard, Newly fitted kitchen and appliances and new bathroom. Situated close to local schools, shops and all local amenities. Situated in a residential location and comprises:-Entrance hall, lounge, kitchen diner, to the upstairs there are three bedrooms and a family bathroom. To the outside there are gardens front and rear. This property is offered to market with vacant possession and no onward chain. Also benefitting from double glazing and gas central heating this property is highly recommended for viewing to appreciate the condition the location and all that is on offer.



Hallway

UPVC double glazed window to front, radiator, stairs, door to:

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 washer dryer, 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.



Bedroom 1 11'10" x 12'4" (3.61m x 3.76m)

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, shower over, 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

Door to:

Outside Front

Enclosed front garden.

Outside Rear

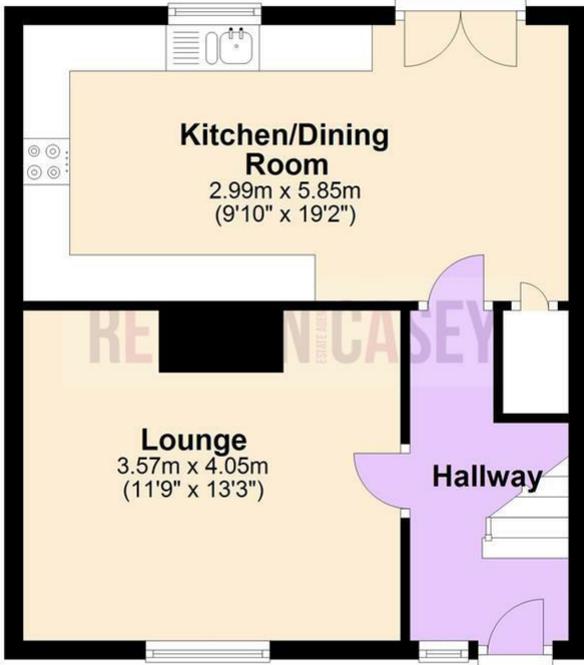
Enclosed rear garden, currently laid to decorative stone, mature flower beds with shrubs, brick built storage shed.





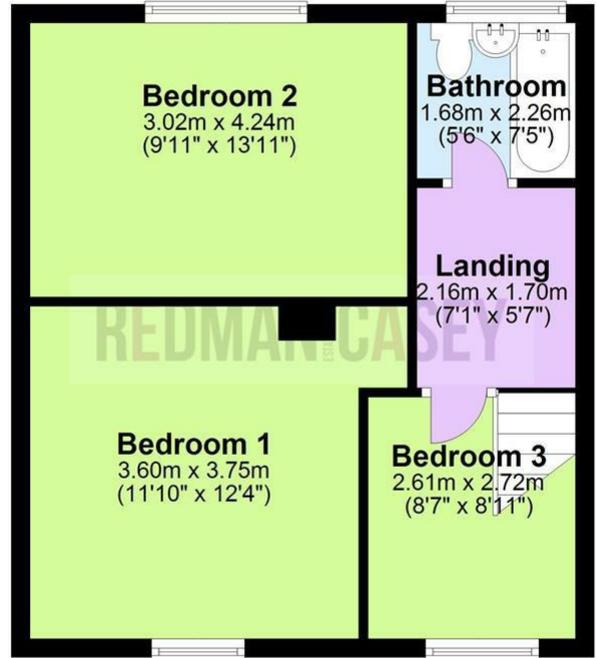
Ground Floor

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

	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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

