REDMAN CASEY ESTATE AGENTS

27 Lever Park Avenue, Horwich, Bolton, BL6 7LF

Offers Around £420,000

Three Bedroom extended semi detached property in excellent condition. Situated in a superb location of Lever Park Avenue which is the gateway to Rivington Country Park, close to local schools, shops easy access to road and rail links. Benefiting from double glazing gas central heating, off road parking, garage , extended to the rear and superb garden space to front and rear. This property is sold with no onward chain and really needs to be viewed to appreciate the condition, location and all that is on offer.

- Semi Detached
- Three Bedroom
- Garage
- Extended To Rear
- EPC Rating C
- Immaculate Condition
- Off Road Parking
- Gardens To Front And Rear
- Vacant Possession
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended three bedroom semi detached property in excellent condition, located in the superb location of lever Park Avenue which is the gateway to Rivington Country Park. with easy access to road and rail links, local amenities and schools with Rivington on the doorstep for country walks and bike rides. The property comprises;- Entrance hall, dining room, kitchen lounge, cloakroom. The first floor comprises three bedrooms and a family bathroom. The property also benefits from off road parking, garage enclosed front garden and large private rear garden with patio dining area. gas central heating fully double glazed and is sold with no onward chain. This spacious well presented home is highly recommended for viewing to appreciate all that is on offer.

Entrance Hall
Two uPVC opaque double glazed windows to front, double radiator, stairs,

Dining Room 12'5" x 10'9" (3.79m x 3.28m)
UPVC double glazed bay window to front, electric fire set in feature wooden surround, double radiator.

Lounge/Kitchen 21'8" x 25'1" (6.61m x 7.65m)
Fitted with a matching range of base and eye level units with drawers and round edged worktops, china butler style sink unit, built-in fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, three uPVC double glazed skylight, uPVC double glazed windows to rear, uPVC double glazed window to side, two double radiators, uPVC double glazed sliding entrance door to rear,

Cloakroom
Two piece suite comprising, wash hand basin vanity unit with cupboard under and low-level WC.

Garage
Electric metal roller door, uPVC double glazed entrance door to rear.

Bedroom 1 13'4" x 11'0" (4.06m x 3.35m)
UPVC double glazed window to rear, built-in wardrobe(s) with full-length mirrored door, hanging rail, overhead storage and drawers, double radiator, two double doors, :

Bedroom 2 12'5" x 11'1" (3.79m x 3.38m)
UPVC double glazed bay window to front, double radiator:

Bedroom 3 8'6" x 6'4" (2.60m x 1.93m)
UPVC double glazed window to front, double radiator, :

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Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin in vanity unit with mixer tap and low-level WC, uPVC double glazed window to rear, uPVC opaque double glazed window to side, double radiator.

Landing
UPVC opaque double glazed window to side, door to:

Outside Front
Enclosed garden laid to lawn and mature planting, driveway leading to garage.

Outside Rear
Enclosed rear garden laid to lawn and pathways with mature planting patio dining area.

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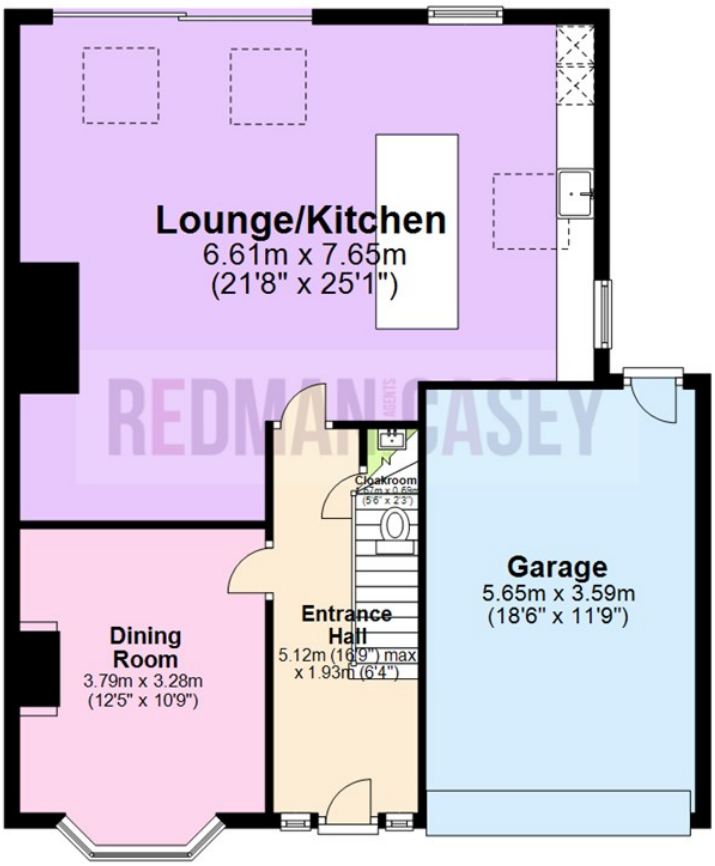
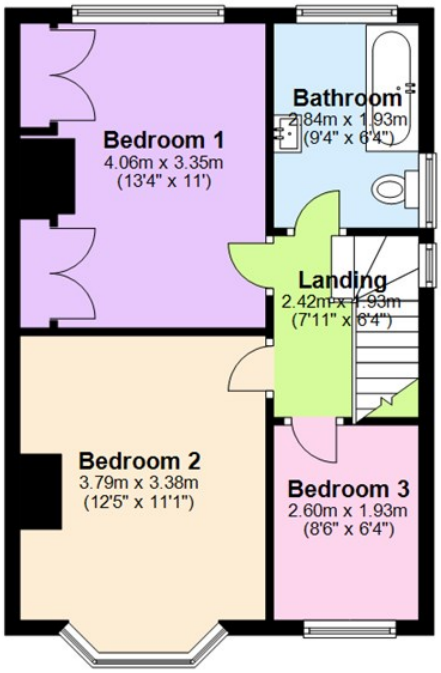
Ground Floor
Approx. 88.2 sq. metres (949.6 sq. feet)



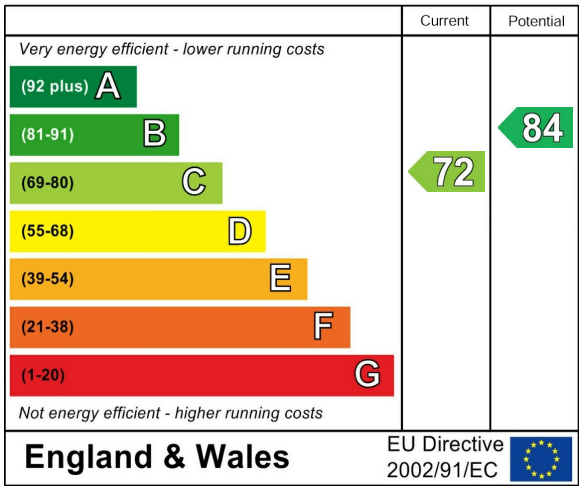
First Floor
Approx. 43.4 sq. metres (467.0 sq. feet)



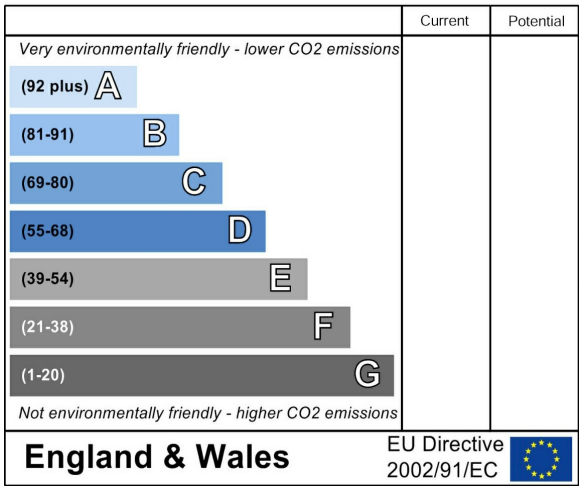
Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

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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