

22 Thirlmere Avenue, Horwich, Bolton, BL6 6DS



## Offers In The Region Of £190,000

Three bedroom town house in excellent condition. Located in a very popular residential location close to local primary and secondary schools, good road and rail links making commute to Manchester or Preston very easy and all local amenities. This home benefits from gas central heating, enclosed rear garden, double glazing, sold with no chain and vacant possession, off road parking for two vehicles. This well presented home is highly recommended for viewing to appreciate the location, condition and all that is on offer.

- Three Bedroom
- Enclosed Garden To Rear
- Double Glazing
- Council Tax Band A
- No Chain
- Off Road Parking
- Gas Central Heating
- Excellent Condition
- EPC Rating C
- Vacant Possession



Well presented three bedroom town house in excellent condition. This home is located in a very popular residential location close to local primary and secondary schools, great road and rail links making commute to Manchester and Preston easy, close to Rivington Country Park and all local amenities. The property comprises:- Entrance porch, kitchen, lounge diner, to the first floor there are three bedrooms and a family bathroom. To the outside front there is a block paved driveway with parking for two vehicle's and to the rear there is an enclosed garden with mature planting and patio dining area. sold with vacant possession and no chain. The property benefits from being fully double glazed and gas central heating. This well presented home is highly recommended for viewing to appreciate the location, condition and all that is on offer.



### **Porch**

UPVC double glazed window to front, uPVC double glazed entrance door to front,:

### **Lounge/Diner 22'8" x 15'3" (6.90m x 4.64m)**

UPVC double glazed window to front, uPVC double glazed window to rear, three radiators, stairs, open plan, uPVC double glazed entrance double door to rear:



### **Kitchen 8'2" x 6'3" (2.48m x 1.90m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, ceramic sink unit with mixer tap and tiled splashbacks, space for fridge/freezer, automatic washing machine and tumble dryer, electric fan assisted oven, electric hob with extractor hood, uPVC double glazed window to front.

### **Bedroom 1 12'5" x 9'10" (3.78m x 3.00m)**

UPVC double glazed window to front, fitted wardrobes with hanging space and shelving, radiator, double door,:

### **Bedroom 2 9'11" x 7'10" (3.03m x 2.38m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 3 6'2" x 7'1" (1.87m x 2.16m)**

UPVC double glazed window to rear, radiator.



### **Bathroom**

Three piece suite comprising vanity wash hand basin with storage under, mixer tap, tiled splashback and mirror, shower cubicle with glass screen and low-level WC.

### **Landing**

:

### **Outside Front**

Block paved driveway;



### Outside Rear

Enclosed rear garden, with artificial lawed area flower beds and raised dining area.

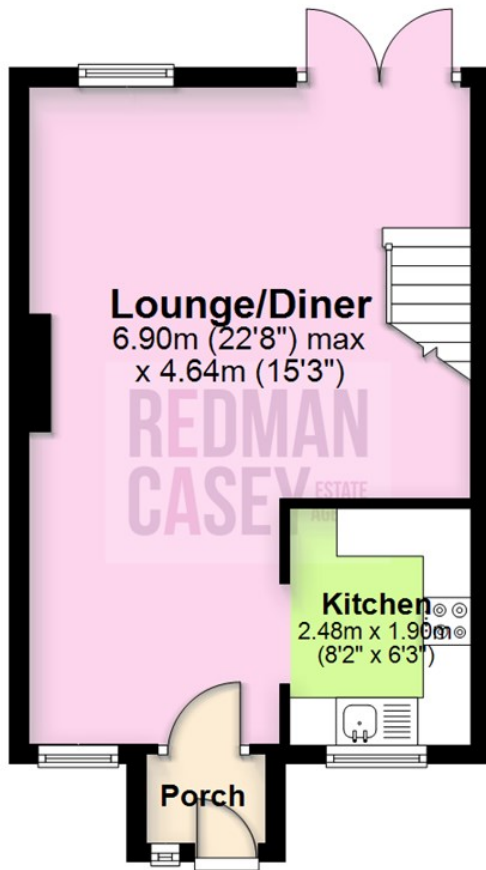
### Storage Unit

Lockable storage to front.



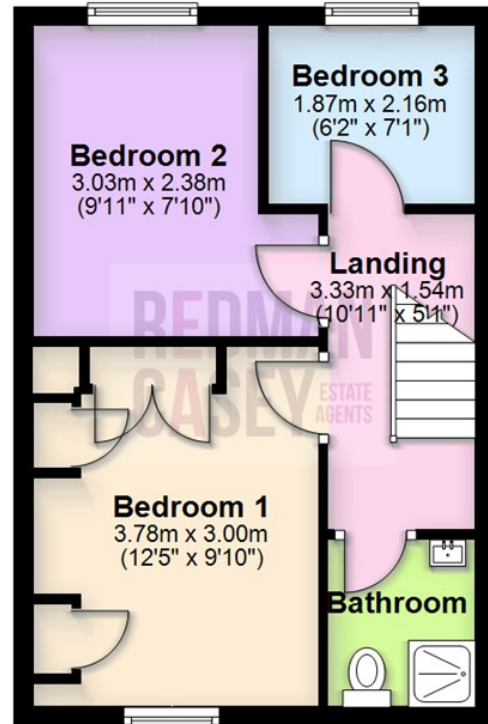
## Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

