



Total area: approx. 77.8 sq. metres (837.5 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.



**16 Nuttall Avenue, Horwich, Bolton, BL6 5QZ**

Spacious family home with generous plot offering excellent accommodation and off road parking for 2/3 cars The property is well presented and offers spacious reception room with wood burning stove , stunning fitted kitchen diner with banquet seating , three bedrooms and bathroom fitted with a three piece modern white suite. Gardens to front and rear with extensive driveway parking and detached workshop. Ideally located for access to local shops, schools and transport links for both rail and road. Viewing is highly advised to appreciate all on offer.

**Offers In The Region Of £225,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	<b>71</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	







Ideally located for access to local amenities, sought after local schools and transport links for both road and rail. The property offers excellent accommodation with spacious reception rooms and generous bedrooms set on a corner plot. Inside the property comprises :- Hall, lounge with wood burner, open plan kitchen diner. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there are corner plot gardens with extensive block paved driveway leading to a detached workshop and private rear garden with lawned area and patio seating area Viewing is essential to appreciate all that is on offer.

#### Entrance Hall

Laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

#### Lounge

12'4" x 14'6" (3.76m x 4.43m) UPVC double glazed window to front, feature fireplace with natural timber surround and brick hearth, radiator, laminate flooring, door to:

#### Cupboard

Built-in under-stairs storage cupboard.

#### Kitchen/Diner

10'10" x 17'9" (3.30m x 5.42m) Fitted with a matching range of modern green base and eye level units with contrasting wood worktop space, twin bowl china sink unit with swan neck mixer tap pull out ladder cupboards, integrated fridge/freezer and washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, two uPVC double glazed windows to rear, laminate flooring, Fitted booth seating, door.

#### Landing

UPVC frosted double glazed window to side, door to:

#### Bedroom 1

12'4" x 11'8" (3.77m x 3.56m) UPVC double glazed window to front, radiator.

#### Bedroom 2

10'10" x 9'2" (3.30m x 2.79m) UPVC double glazed window to rear.

#### Bedroom 3

9'2" x 5'10" (2.79m x 1.78m) UPVC frosted double glazed window to front, radiator.

#### Bathroom

Fitted with three modern white suite comprising deep panelled bath with shower over and glass screen, wall mounted wash hand basin and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double window to rear, vinyl flooring.



#### Outside

Front garden, enclosed by mature hedge to front and sides, extensive block paved driveway to the front and side with car parking space for two three cars. Rear Garden with large lawned area raised flower and vegetable beds enclosed by fencing and hedges to rear and side large storage shed / workshop with power and light connected.