



INDEPENDENT ESTATE AGENTS

77 Ainsworth Avenue, Horwich, Bolton, BL6 6NN
£210,000
FOR SALE

Position around the junction of Claypool Road, Ainsworth Avenue and New Chapel Lane and benefiting from a generous rear garden with far reaching views. Individual hallway plus 2 reception rooms.



- FOR REACHING VIEWS TO THE REAR
- TRAIN LINK AND MOTORWAY LINK AROUND 1.7 MILES
- LARGE RETAIL DEVELOPMENT JUST OVER 1 MILE
- INDIVIDUAL HALLWAY AND 2 RECEPTION ROOMS
- POTENTIAL TO CREATE OFF-ROAD PARKING SUBJECT TO THE USUAL CONSENTS

- FANTASTIC ACCESS TO THE COUNTRYSIDE WITHIN THE IMMEDIATE AREA
- GREAT ACCESS TO POPULAR PRIMARY SCHOOL
- GENEROUS REAR GARDEN
- PRICED TO ALLOW FOR GENERAL MODERNISATION
- SOUTH WEST FACING REAR GARDEN

77 AINSWORTH AVENUE, HORWICH, BOLTON, BL6 6NN

A well-proportioned semi-detached home positioned around the junction of Claypool Road and Ainsworth Avenue.

Enjoying a south west facing aspect and far reaching views from the sizable rear garden. The design includes an individual entrance hallway with two separate reception rooms. Please note that the kitchen and rear living room run parallel and so the design lends itself well to the creation of open plan living should this be desired.

To the first floor, there are three nicely proportioned bedrooms served by the family bathroom.

The property will require general modernisation, hence the asking price and we find properties within this immediate area generate good rates of interest.

The seller informs us that the property is Freehold

Council Tax is Band A - £1,531.45

THE AREA

Located at the junction of Claypool Road and Ainsworth Avenue between Chorley New and Chorley Old Roads there is excellent access to both the popular countryside that surrounds Horwich together with the convenient mainline train link at Horwich Parkway and the M61 junction. The nearest commercial centre is Horwich town centre itself and is under 2 miles away whilst there is a further variety of large supermarkets etc in and around the Middlebrook retail complex (1.5 miles).

Ground Floor



First Floor



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

ROOM DESCRIPTIONS

Ground Floor

Store Cupboard

6' 11" x 2' 11" (2.11m x 0.89m) Window to the front.
With a recess under the stairs at 2' 10" x 3' 5" (0.86m x 1.04m)

Entrance Hallway

4' 3" x 6' 6" (1.30m x 1.98m)

Reception Room 1

10' 6" x 10' 0" (3.20m x 3.05m) Window to the front.
Timber finish to the floor.

Reception Room 2

14' 11" (max to alcove) x 11' 8" (4.55m x 3.56m) Rear window to the garden.

Kitchen

7' 2" x 11' 9" (2.18m x 3.58m) Rear and side windows.
Scullery type room to the side.

First Floor

Half Landing

Landing

With front facing window.

Bedroom 1

11' 9" (max) x 12' 11" (max) (3.58m x 3.94m) Rear double with window to garden plus the excellent far reaching views.

Bedroom 2

10' 1" x 10' 6" (3.07m x 3.20m) Front double.

Bedroom 3

9' 3" x 6' 6" (not including the door recess) (2.82m x 1.98m) To the rear with window to the garden plus the excellent far reaching views

Bathroom

4' 9" x 6' 2" (1.45m x 1.88m) Gable window. Bath.
WC. Hand basin. Tiled splashback. Tiled floor.

Exterior

Gardens

Front and rear gardens.









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