



INDEPENDENT ESTATE AGENTS

12 Lever Park Avenue, Horwich, Bolton, BL6 7LE

£300,000

REDUCED

**** REDUCED**** An extended home with flexible ground floor room capable of providing an additional bedroom and still retaining two individual reception rooms. Located within the Manchester commuter belt and along the gateway to Rivington County Park.



- MANCHESTER COMMUTER BELT
- DRIVEWAY TO FRONT AND GARAGE TO REAR
- ADDITIONAL GROUND FLOOR EXTENSION PROVIDING GREAT FLEXIBILITY
- UTILITY AND CONSERVATORY EXTENSION
- COMMERCIAL CENTRE APPROX. 1.5 MILES
- NO CHAIN
- THREE FIRST FLOOR BEDROOMS AND TWO INDIVIDUAL RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- AROUND 2 MILES TO BOTH TRAIN AND MOTORWAY LINKS
- IMPRESSIVE MODERN WET ROOM

12 LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LE

This extended home includes flexible accommodation and is positioned along one of the towns premier roads which is well known for its gateway access to the Rivington Country Park.

Originally constructed as a home for local police officers these dwelling types are typically described as built to last. In recent times the home has been a regular dwelling and has been well cared for although as you will see detailed in the photographs general modernisation is highly likely.

That said it is often the address which is the most dominant factor for a buyer looking to settle on the road and we would anticipate interest from a growing family or those downsizing from a larger property but wishing to retain good accommodation

Whilst the home was originally built as a three bedroom it is worthy of note that there is a versatile ground floor reception room which laterally has been used as a study but could function as a bedroom if desired and there is the added benefit of a ground floor shower room . Other strong characteristics are the private driveway together with garage to the rear and there is great possibility to create an open plan kitchen living and dining area to the rear without further extending the property.

Homes in this location often generate strong rates of interest and an early viewing is advised.

The seller informs us that the property is Freehold

Council Tax is Band D - £2,297.19

THE AREA

Lever Park Avenue is one of the town's most highly regarded roads and provides access towards Rivington village and the surrounding countryside. Many people are attracted to this area due to this good rural access which also combines nicely with the day-to-day shops and services available within the nearby town centre and the Middlebrook retail complex. The town has an excellent transport infrastructure including access to Blackrod and Horwich Parkway train stations plus junction 6 of the M61.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

5' 10" x 2' 5" (1.78m x 0.74m) Fitted storage with the gas central heating combi boiler. Further timber glass panelled door into the hall.

HALLWAY

7' 5" x 13' 3" (2.26m x 4.04m) Stairs to the first floor. Understairs store has been altered to create a passage through to a ground floor shower room which is back to back with a ground floor reception room/bedroom. Electric meter and consumer unit.

GROUND FLOOR SHOWER ROOM

5' 7" x 5' 4" (1.70m x 1.63m) Shower. WC. Hand basin. Rear window.

UNDERSTAIRS STORE

Storage.

RECEPTION ROOM/BEDROOM

6' 10" x 9' 5" (2.08m x 2.87m) Window to the front.

RECEPTION ROOM 1

13' 10" x 13' 4" (max into the angled bay) (4.22m x 4.06m) To the front. Gas fire. Double doors into reception room 2 which is also accessed individually from the hall.

RECEPTION ROOM 2

13' 11" x 11' 4" (4.24m x 3.45m) Accessed via double doors from reception room one or individually from the hallway. Sliding patio doors leading into the conservatory.

GARDEN ROOM

10' 9" x 11' 9" (max) (3.28m x 3.58m) Plumbed into the main central heating. Fitted blinds. French doors and side screens to the garden. Sliding patio door leading into the kitchen.

KITCHEN

7' 10" x 7' 1" (2.39m x 2.16m) and 7' 11" x 11' 7" (2.41m x 3.53m) Further access into a utility

UTILITY

5' 2" x 8' 0" (1.57m x 2.44m) Rear window to the garden

FIRST FLOOR

LANDING

Gable window. Loft access.

BEDROOM 1

10' 1" x 13' 0" (3.07m x 3.96m) Rear double with window to the garden. Loft access.

BEDROOM 2

12' 0" x 11' 6" (3.66m x 3.51m) Front double with window looking to the front.

BEDROOM 3

9' 5" (max) x 8' 3" (max) (2.87m x 2.51m) L-shaped with window to the front. Over stairs storage.

WET ROOM

7' 11" x 5' 10" (2.41m x 1.78m) Positioned to the rear. WC. Hand basin with vanity unit. Matching fitted storage. Shower from mains. Fully tiled walls and floor. UPVC double glazed rear window.

EXTERIOR

GARAGE

8' 4" x 19' 10" (2.54m x 6.05m) Side window.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 