



INDEPENDENT ESTATE AGENTS



3 Greenwood Avenue, Horwich, Bolton , BL6 6FA

Available with no chain is this well cared for three bedroom and two reception room detached property. Ensuite, bathroom and ground floor WC. Conservatory to rear. Garage offers scope for potential conversion.

- NO CHAIN
- GROUND FLOOR WC
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- UNDER 2 MILES TO MOTORWAY AND TRAIN LINK
- IMMEDIATE AREA SERVED BY PRIMARY AND SECONDARY SCHOOLS
- THREE BEDROOMS, BEDROOM ONE WITH ENSUITE
- GARAGE WITH POTENTIAL FOR CONVERSION
- CUL DE SAC LOCATION
- HORWICH CENTRE AROUND 1 MILE
- MANCHESTER COMMUTER BELT



£285,000

3 GREENWOOD AVENUE, HORWICH, BOLTON, BL6 6FA

The Home:

A three bedroom and two reception room detached home positioned within a cul-de-sac just off Chorley New Road.

The design includes a conservatory to the rear and integral store room which offers scope for further conversion if desired.

Bedroom number one includes an ensuite shower room with the further two bedrooms being served by the family bathroom. There is also a ground floor WC.

There are very well cared for front and rear gardens and please note that the home is available with the benefits of no onward chain.

The sellers inform us that the property is Freehold

Council Tax Band D - £2,177.12

THE AREA

The Area:

Located in a very convenient position just off Chorley New Road near to the Co-op supermarket is this three-bedroom detached home. It is worthy of note that there is pedestrian access along a nearby footpath which cuts through towards the Middlebrook retail development and therefore Horwich Parkway train station which is a strong feature for attracting people to buy within the area.

The town boasts a wealth of amenities including a 'traditional' commercial centre with many independently owned shops and services and there are a variety of primary and secondary schools. A stretch of the West Pennine moors creates an impressive backdrop for the town and therefore we find that plenty of people settle within the town who enjoy spending time within the hills. We are increasingly finding that people wishing to be within a commuter belt towards Manchester settle within this zone.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

3' 0" x 4' 0" (0.91m x 1.22m)

Reception Room 1

11' 0" (max) x 16' 0" (max) (3.35m x 4.88m)

Inner Hallway

With access to the garage.

Ground Floor WC

2' 8" x 5' 4" (0.81m x 1.63m) WC. Hand basin.

Storage Room

5' 1" x 3' 5" (1.55m x 1.04m)

Reception Room 2

11' 0" x 8' 5" (3.35m x 2.57m) Access into a conservatory.

Kitchen

8' 3" x 8' 5" (2.51m x 2.57m) U-Shape of units. Gas central heating boiler. Space for appliances.

Conservatory

9' 0" x 7' 6" (2.74m x 2.29m) Glass paneled door to seating area.

First Floor

Landing

Bedroom 1

12' 2" (max to rear of wardrobes) x 10' 9" (3.71m x 3.28m) Double bedroom positioned to the rear.

En-Suite Shower Room

4' 9" x 5' 5" (1.45m x 1.65m) Rear window. WC. Corner shower. Hand basin.

Bedroom 2

10' 9" (max) x 12' 6" (max) (3.28m x 3.81m) Double bedroom positioned to the front. Fitted bedroom furniture.

Bedroom 3

8' 7" x 7' 9" (2.62m x 2.36m) Single bedroom positioned to the front. Currently fitted as a dressing room.

Family Bathroom

5' 1" x 8' 6" (1.55m x 2.59m)

Exterior

Garage

15' 3" x 8' 1" (4.65m x 2.46m) Cupboard conceals Consumer Unit.

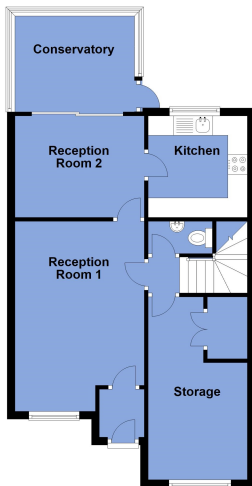
Rear Garden

Low maintenance rear garden. Flagged path to the side.

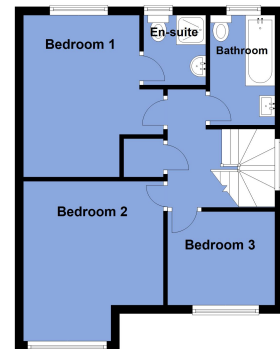




Ground Floor



First Floor



Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82
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