



INDEPENDENT ESTATE AGENTS

3 Beaumont Avenue, Horwich, Bolton, BL6 7BQ

£200,000

FOR SALE

Available with the great benefits of no chain and located on a very well-regarded private avenue between Longworth Road and Brownlow Road. Two reception rooms plus kitchen extension and individual hallway. Private driveway plus large rear garden.



- MANCHESTER COMMUTER BELT
- VERY POPULAR PRIVATE AVENUE
- TWO RECEPTION ROOMS PLUS INDIVIDUAL HALLWAY
- PRICED TO ALLOW FOR GENERAL MODERNISATION
- EXCELLENT ACCESS TO THE MANY SHOPS AND SERVICES OF HORWICH WITHIN 0.1 OF A MILE

- NO CHAIN
- LARGE REAR GARDEN PLUS LONG DRIVEWAY
- POTENTIAL TO CREATE OPEN PLAN LAYOUT
- APPROXIMATELY 1.5 MILES TO TRAIN STATION

3 BEAUMONT AVENUE, HORWICH, BOLTON, BL6 7BQ

This property has been owned within the same family for circa 80 years and this consistency of ownership perfectly underlines the high calibre address, which has long been well regarded and over the years, the availability of homes for sale has been quite rare.

As the property is available with no onward chain, there is a great opportunity for a purchaser to complete a speedy purchase and we would like to make buyers aware that the home has been priced competitively to allow for general modernisation.

Homes within the vicinity, which have been modernised and are a similar size but without the benefit of the private road feature, have transacted at significantly higher figures, illustrating the potential to improve the value of this home.

For those who seek traditional styles of accommodation, there is a porch projection to the front, giving access to an individual hallway. There are currently two reception rooms plus a kitchen extension which provides excellent scope to create open plan living, should this be desired.

From the first floor at the front, a look towards the left up the hill allows a glimpse of the moors whilst the rear bedroom just about secures a view of Rivington Pike.

The rear garden will no doubt prove to be a strong aspect of the dwelling due to its orientation, which is positioned towards the west and is also an excellent size.

The sellers inform us that the property is Freehold

Council Tax is Band B - £1,892.20

Ground Floor



THE AREA

First Floor



Beaumont Avenue is a private avenue, located between Longworth Road and Brownlow Road and is a well-regarded area offering superb access to Horwich centre with this many shops and services.

The stunning moorland backdrop to the town is accessed from the top of Brownlow Road and so many people settle within the vicinity who enjoy outdoor activities.

Total area: approx. 80.3 sq. metres (864.0 sq. feet)

More broadly speaking, Horwich includes a variety of primary and secondary schools and benefits from an excellent transport infrastructure, including two mainline train stations and Junction 6 of the M61. The area is

ROOM DESCRIPTIONS

Ground floor

Porch

5' 11" x 3' 1" (1.80m x 0.94m) UVPC finish. Tiled floor.

Hallway

11' 5" x 6' 2" (3.48m x 1.88m) 11' 5" x 6' 2" (3.48m x 1.88m) Stairs to the first floor. Under stairs store.

Reception room 1

10' 2" x 13' 11" max to alcove (3.10m x 4.24m) 10' 2" x 13' 11" (3.10m x 4.24m) Overlooks the front garden, bay window.

Reception room 2

11' 11" max to rear bay x 13' 6" max to alcove (3.63m x 4.11m)

WC

2' 9" x 6' 4" (0.84m x 1.93m) Inner hall with access into the WC. WC and hand basin.

Kitchen

6' 10" x 12' 3" (2.08m x 3.73m) Wall and base units in a white gloss. Rear window. Gable window. Gas hob.

First floor

Bedroom 1

10' 4" x 12' 11" max to bay. (3.15m x 3.94m) front double.

Bedroom 2

10' 4" x 9' 3" (3.15m x 2.82m) rear double.

Bedroom 3

6' 0" x 72' 0" (1.83m x 21.95m) No bulk head. Front single.

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m) Fitted as a shower room. W'C handbasin and shower. Gable window.,

Exterior

Gardens

Front drive and garden.

Long drive to the side.

Rear garden with large timber store, patios and garden.







