



INDEPENDENT ESTATE AGENTS

13 Lever Park Avenue, Horwich, Bolton, BL6 7LF

£487,000

FOR SALE

A home which has been extended both to the rear and two stories at the side. Substantial open plan living area opening to the large well oriented rear garden. Great access into Horwich centre together with mainline train station and motorway links. Modern presentation throughout. No chain.



- NO CHAIN
- 4 BEDROOMS
- SUBSTANTIAL OPEN PLAN KITCHEN AND LIVING AREA
- TRAIN STATION 1.5 MILES, MOTORWAY LINK AROUND 3.2 MILES
- ACCESS TO A VARIETY OF PRIMARY AND SECONDARY SCHOOLS

- MODERN PRESENTATION THROUGHOUT
- CONCEALED EN-SUITE TO MASTER BEDROOM
- LARGE DRIVEWAY
- CAR CHARGING POD
- COUNTRYSIDE ACCESS

13 LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LF

The Home:

Positioned on one of the town's most prestigious roads and enjoying fantastic access towards Rivington, is this impressive family home with high specification throughout and benefiting from a stunning, large, open-plan living, kitchen and dining area. This space is positioned to the rear and opens to the superb well oriented rear garden. The layout has still managed to retain a separate reception room to the front.

Three of the four bedrooms are doubles and are well fitted with bedroom furniture. The master bedroom with its concealed en-suite is particularly impressive with the three further bedrooms being served by the family bathroom.

To the exterior, there is a large drive to the front plus a lovely back garden which is not overlooked from the rear. The sellers have also installed a car charging pod. All in all, a superb home presented to an excellent standard and available with no chain.

The sellers inform us that the property is Freehold.

Council Tax Band D - £2,068.42

THE AREA

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 Horwich town centre (0.5 of a mile) and the Middlebrook retail complex. The town has an excellent transport infrastructure including access to Blackrod and Horwich Parkway train stations (around 1.5 and 3.2 miles) plus junction 6 of the M61 (around 3.2 miles).



ROOM DESCRIPTIONS

Ground Floor

Hallway

Porch with further door into Entrance Hallway - stairs to first-floor Landing.

Reception Room 1

14' 8" x 11' 6" (4.47m max to bay x 3.51m max to alcove) Well presented room with bay window and gas fire on a contemporary fireplace.

Open Plan Kitchen, Living and Dining Areas

Kitchen: extensively fitted with modern cream gloss units, and integral appliances . Dining Area: 10' 9" x 19' 8" (3.28m x 5.99m) to the rear with part-vaulted ceiling, largely glazed to the rear with French doors opening onto the patio, gas stove. Living Area: 27' 4" x 13' (8.33m x 3.96m)

Cloak Room/Utility

Ground floor cloakroom with storage cupboard currently used to house washing machine and dryer and with WC, circular glass hand basin on plinth with stand-alone mixer tap.

Storeroom

7' 1" x 6' 7" (2.16m x 2.01m) Positioned to the front

First Floor

Bedroom 1

15' 4" x 14' 5" (4.67m max x 4.39m) Master Suite with two front-facing windows extensively fitted with wardrobes and concealed En-Suite.

En-Suite

4' 11" x 4' 11" (1.50m x 1.50m) Shower room, fully tiled and includes natural light, hand basin in vanity unit, corner step-in and tiled shower cubicle and WC.

Bedroom 2

13' 8" x 11' 7" (4.17m x 3.53m) Well-proportioned rear double overlooking the rear garden, including gas central heating boiler and fitted wardrobes.

Bedroom 3

14' 11" x 11' 6" (4.55m x 3.51m) Large front-facing bay window viewing from the angle towards the moors, fitted wardrobes.

Bedroom 4

8' x 7' 2" (2.44m x 2.18m) Rear single overlooking the rear garden.

Bathroom

6' 10" x 9' 1" (2.08m x 2.77m) Positioned to the rear with rear-facing window, fitted with a four-piece suite including WC, cast-iron claw-footed bath with original taps, WC and double-width step-in and tiled shower cubicle.

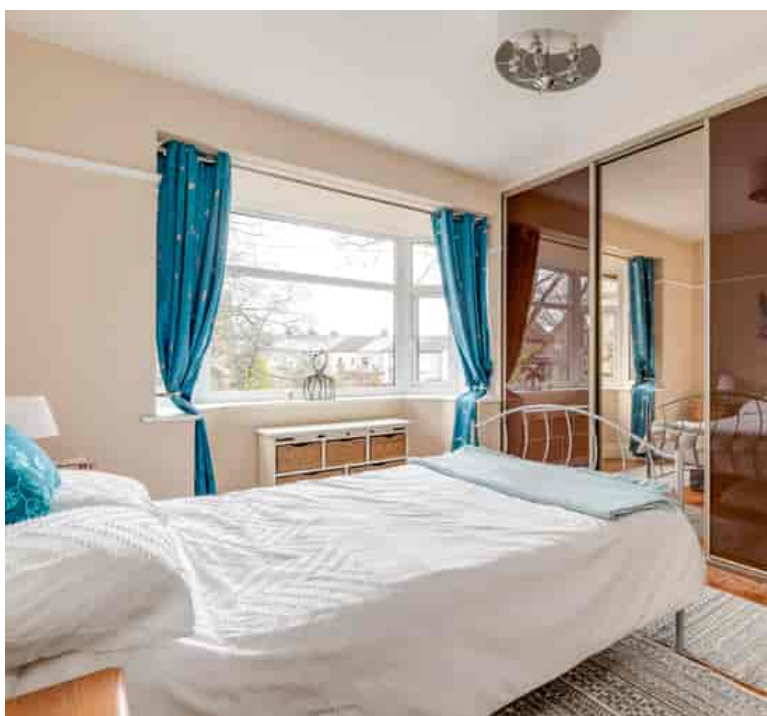
Outside

Outside

To the front a well-proportioned drive.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	