



INDEPENDENT ESTATE AGENTS



41 Ainsworth Avenue, Horwich, Bolton , BL6 6NL

Three bedroom semidetached, available with no chain and positioned in a popular and convenient position. Private driveway plus gardens. Lounge with kitchen diner to the rear.

- MANCHESTER COMMUTER BELT
- POTENTIAL FOR FURTHER EXTENSION
- NO CHAIN
- THE TOWN IS SERVED BY A NUMBER OF PRIMARY AND SECONDARY SCHOOLS
- INDIVIDUAL RECEPTION ROOM TO THE FRONT
- LARGE RETAIL DEVELOPMENT AROUND 1.5 MILES
- OPEN PLAN DINING IN KITCHEN TO THE REAR
- GREAT ACCESS TO NEARBY COUNTRYSIDE
- NOT OVERLOOKED FROM THE REAR
- MOST RECENT HOMES LISTED WITHIN THIS AREA HAVE SOLD QUICKLY

£170,000



41 AINSWORTH AVENUE, HORWICH, BOLTON, BL6 6NL

Available with the great benefit of no chain and offering nicely proportioned accommodation within a popular area.

Our company has sold a number of homes within this postcode area recently and they have all been fortunate enough to achieve a speedy transaction. As such, we feel like an early viewing is strongly recommended.

The accommodation includes individual hallway a reception room to the front and to the rear there is an open plan dining kitchen which overlooks the garden. Please note that the garden is not overlooked directly from the rear which we feel is a very positive aspect.

To the first floor, there are three bedrooms served by a family bathroom. Externally, the front and rear gardens are a generous size and there is also a private driveway.

The sellers inform 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).



ROOM DESCRIPTIONS

Ground Floor

Porch

UPVC door to the side with window to the front.
Access into entrance hallway.

Entrance Hallway

Stairs leading to the first floor. Access in to reception room.

Reception Room 1

15' 0" x 12' 5" (4.57m x 3.78m) Window to the front. Feature fireplace with fire. Access to kitchen/dining room.

Kitchen/Dining Room

18' 3" x 12' 2" (5.56m x 3.71m) Positioned to the rear. Range of wall and base units. Space for cooker. Space for fridge freezer. Window overlooking the garden. French doors from dining area to rear garden. Access to rear porch area leading to a store room.

Rear Hallway

UPVC door leading to the rear garden.

Store

First Floor

Bedroom 1

12' 4" x 12' 6" (3.76m x 3.81m) Positioned to the front.

Bedroom 2

9' 5" x 10' 11" (2.87m x 3.33m) Positioned to the rear with window overlooking the rear garden.

Bedroom 3

8' 8" x 7' 10" (2.64m x 2.39m) Positioned to the rear with window overlooking the rear garden.

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m) WC. Hand basin in vanity unit. Bath with shower over from mains. Tiled walls.

Exterior

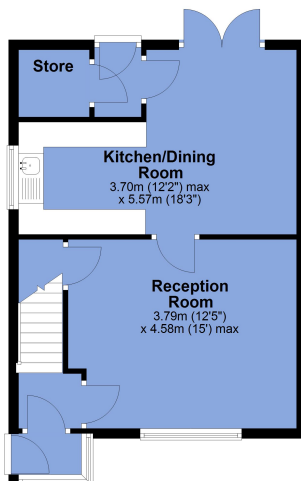
Rear Garden

Well proportioned garden split over two levels.



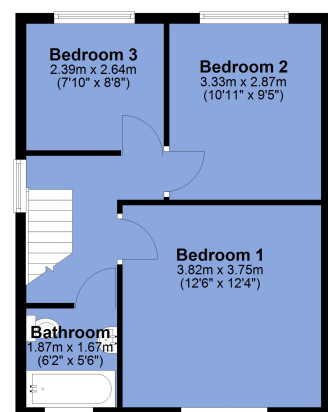


Ground Floor



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive compliance			

Lancasters Independent Estate Agents
104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ
01204 697919
hello@lancasters.property