



## 41 AINSWORTH AVENUE HORWICH BL6 6NL

£170,000

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

### 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.

