

49 Lever Park Avenue, Horwich, Bolton, Lancashire, BL6 7LQ



Offers In The Region Of £379,995

Substantial 3 double bedroom semi detached property located on this highly sought after road, offering excellent family accommodation with the potential to expand should the new owner require. Two generous reception rooms plus a conservatory, fitted kitchen and utility, three spacious double bedrooms master with en suite shower room and fitted wardrobes, fitted wardrobes to bed 2 and family bathroom fitted with a three piece suite. Outside there are front gardens with driveway leading to a garage and to the rear extensive gardens with large lawned areas mature shrub and flower borders and a garden office. Viewing is essential to appreciate the space and scale on offer.

- 3 Double Bedroom Semi Detached
- Fitted Kitchen and Conservatory
- Garden Office
- Viewing Essential
- Two Generous Reception Rooms
- En Suite to Master Bedroom
- Large Rear Gardens
- EPC Rating



Situated on one of the premier roads in Horwich this generously proportioned semi detached property offers excellent family accommodation with potential for expansion should the need arise. Set on a large plot the property comprises :- Porch, entrance hallway, lounge, sitting room / dining room, fitted kitchen, utility area and wc. To the first floor there is a sizable landing leading to three generous double bedrooms, the master having built in wardrobes with a hidden access to a three piece en suite shower room, to the second bedroom there are again fitted wardrobes, family bathroom fitted with a three piece suite. Outside there are gardens to the front with lawned area and driveway leading to an integral garage. To the rear there are extensive gardens with large lawned areas a garden office and stream running through it. This is a once in a lifetime opportunity to purchase a superb family home.

Porch

Window to side, two windows to front, quarry tiled flooring, uPVC double glazed french doors, door to:

Entrance Hall

Three radiators, double radiator, ceramic tiled flooring, stairs to first floor landing, door to:

Lounge 13'9" x 11'8" (4.20m x 3.55m)

UPVC double glazed bay window to front, double radiator, laminate flooring, under floor heating, two wall lights, coving to ceiling.

Sitting Room 16'9" x 10'11" (5.11m x 3.32m)

UPVC double glazed window to front, Inset log effect gas fire in chimney breast, radiator, Luxury vinyl flooring, three wall lights, coving to ceiling, double door to:

Conservatory

Half brick construction with uPVC double glazed windows and power and light connected, two windows to rear, window to side, Feature vertical radiator, ceramic tiled flooring, patio door, door to:

Kitchen 6'4" x 11'8" (1.93m x 3.55m)

Fitted with a matching range of modern white gloss base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear, vinyl flooring, door to:

Utility 4'4" x 6'7" (1.32m x 2.00m)

Plumbing for dishwasher, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water serving domestic hot water, uPVC double glazed door to garden, sliding door to Garage, sliding door to:

WC

UPVC frosted double glazed window to side, radiator.

Landing

UPVC double glazed leaded window to front with coloured glass, built-in over-stairs storage cupboard, radiator, coving to ceiling, access to loft, door to:

Bedroom 1 13'2" x 10'11" (4.02m x 3.32m)

UPVC double glazed window to front, built-in double wardrobe(s) with sliding doors, hanging rails and shelving, radiator, oak flooring, coving to ceiling, sliding door, open plan to:

En-suite

Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to rear.



Bedroom 2 11'2" x 11'8" (3.41m x 3.56m)

UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, Highly polished wooden flooring, coving to ceiling.

Bedroom 3 9'0" x 11'8" (2.74m x 3.56m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, radiator.

Outside

Generous front garden, enclosed by dwarf brick wall and mature hedge to front and side, driveway leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door.

Extensive private rear garden, enclosed by timber fencing and mature hedge to rear and sides, sun patio with artificial grass, steps down to large lawned area with stream running through the bottom, a small bridge leads to a further generous lawned area with well stocked mature tree, flower and shrub borders.

Garden Room

Useful large timber built garden office with balcony overlooking the garden two rooms which would make an ideal home office and potential games room or small gym, with power, light and telephone and internet connection also has a sauna / steam room.

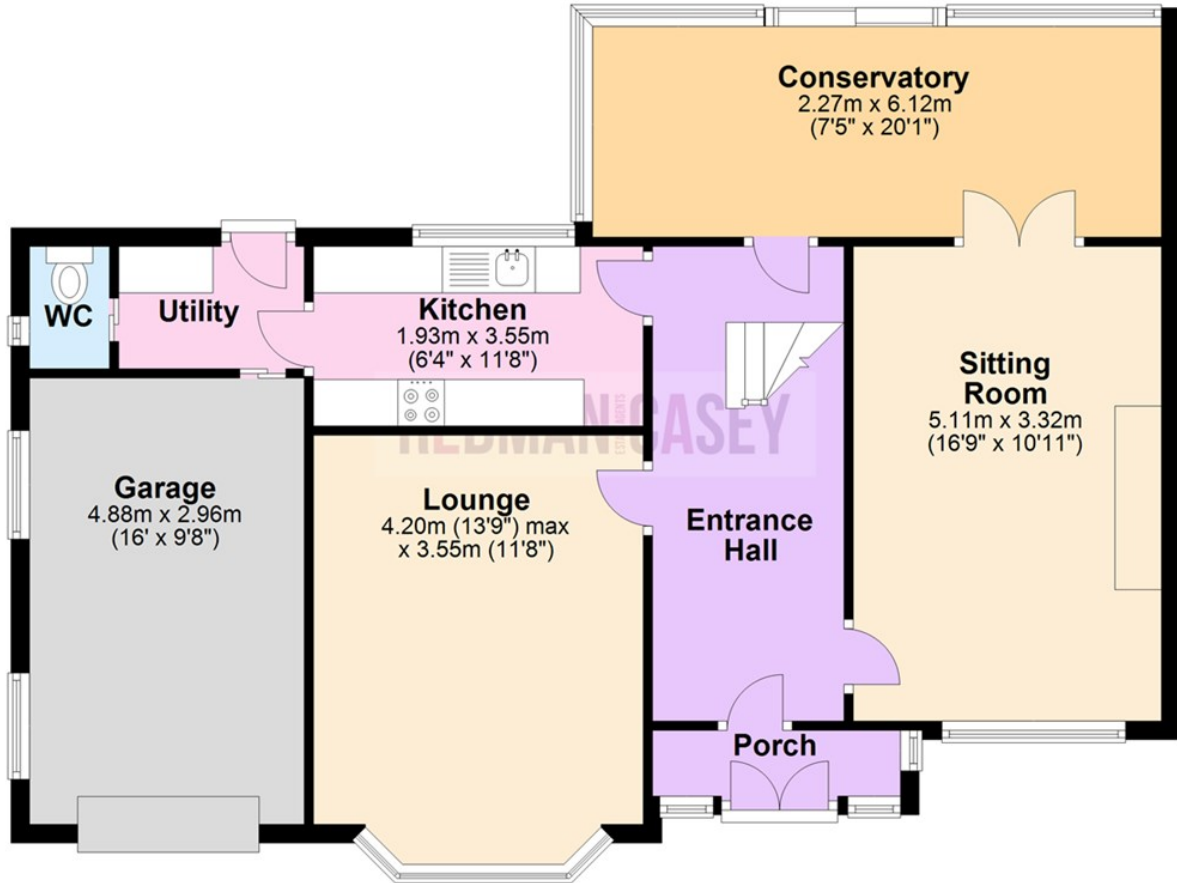
Garage

Integral brick built single garage with plumbing for washing machine space for fridge/freezer and tumble dryer, two windows to side, Up and over door.



Ground Floor

Approx. 86.9 sq. metres (935.4 sq. feet)



Total area: approx. 137.7 sq. metres (1481.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

