

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



Offers In The Region Of £515,000

Extended three bedroom detached property located on one of the most popular and sought after locations in Horwich. Close to local schools, shops, local amenities and the iconic Rivington Country Park. This extended property offers spacious living accommodation with off road parking garage, and large gardens and open aspect to the rear. Large heated conservatory gives you the benefit of both views and tranquility. Viewing is highly recommended to appreciate the condition, size and all that is on offer.

- Detached
- Extended to Rear
- Three Bedrooms
- Patio Seating Area
- Awaiting EPC
- Large Gardens
- Off Road Parking
- Conservatory
- Garage
- Council Tax Band F



Superb three bedroom detached property situated in a superb and very popular location on the very edge of Rivington Country Park, and close the local schools, shops and local amenities . Perfect for outdoor activities and close to rail station for easy commute. The property comprises:- Porch, entrance hall, cloakroom, snug, lounge, kitchen, dining room, conservatory, utility room, garage, to the first floor there are three bedrooms and a family bathroom. To the outside there is an enclosed driveway offering off road parking for three vehicle's and a large enclosed rear garden with patio seating area. The property benefits from double glazing, gas central heating, fitted wardrobes to all bedrooms, conservatory offering open aspect to the rear. Viewing highly recommended to appreciate the condition the size and all that is on offer.

Porch

Three uPVC double glazed windows to front, door to:

Entrance Hall

Stairs, door to Storage cupboard, bi-fold door to:

Cloakroom

Radiator.

Snug 12'7" x 12'4" (3.84m x 3.77m)

UPVC double glazed bow window to front, uPVC opaque double glazed window to side, radiator, double door to:

Lounge Area 17'4" x 19'10" (5.29m x 6.05m)

UPVC opaque double glazed window to side, uPVC double window to rear, two uPVC double glazed windows to rear, coal effect gas fire set in feature marble surround, two double radiators, uPVC double glazed entrance double doors to conservatory.

Kitchen/Diner 6'7" x 12'11" (2.00m x 3.93m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge and dishwasher, gas range, five ring with extractor hood over, two uPVC double glazed windows to rear, ceramic tiled flooring, uPVC double glazed entrance door to rear, door to:

Utility Room 10'4" x 6'8" (3.15m x 2.03m)

Fitted with a matching range of base and eye level units, plumbing for automatic washing machine, space for fridge/freezer, radiator, door to:

Dining Room 10'7" x 11'9" (3.23m x 3.59m)

UPVC double glazed window to rear, uPVC double glazed window to side, radiator, uPVC double glazed entrance door to side.



Conservatory

UPVC double glazed window to side, two uPVC double glazed windows to rear, two double radiators, uPVC double glazed french doors onto patio.

Landing

UPVC double glazed window to front, door to:

Bedroom 1 12'8" x 12'5" (3.86m x 3.78m)

UPVC double glazed bow window to front, uPVC double glazed window to side, built-in wardrobe(s) with mirrored sliding door, hanging rail, shelving and overhead storage, Storage cupboard, radiator, two sliding doors, door to:

Bedroom 2 11'5" x 12'6" (3.48m x 3.81m)

UPVC double glazed window to side, uPVC double glazed window to rear, cupboard with fitted with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, Storage cupboard, radiator, double door, door to:

Bedroom 3 6'6" x 8'6" (1.99m x 2.59m)

UPVC double glazed window to side, built-in wardrobe(s) with full-length mirrored sliding doors, hanging rail, shelving and overhead storage, radiator, sliding door.

Bathroom

Fitted with four piece suite comprising deep panelled bath, wash hand basin in vanity unit with mixer tap and ceramic and tiling to all walls, shower enclosure with glass screen and close coupled WC, uPVC double glazed window to rear, heated towel rail, under floor heating with ceramic tiled flooring over.

Garage

Remote-controlled electric roller door.

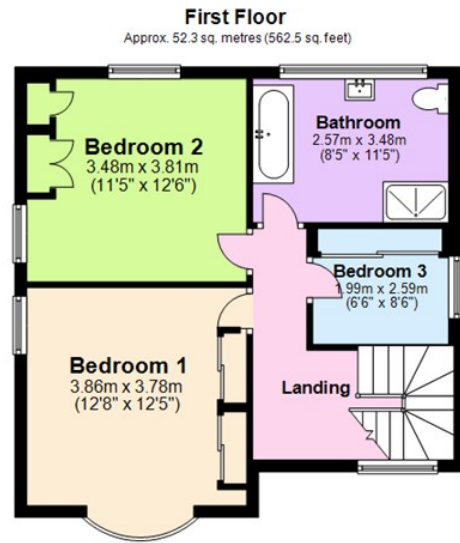
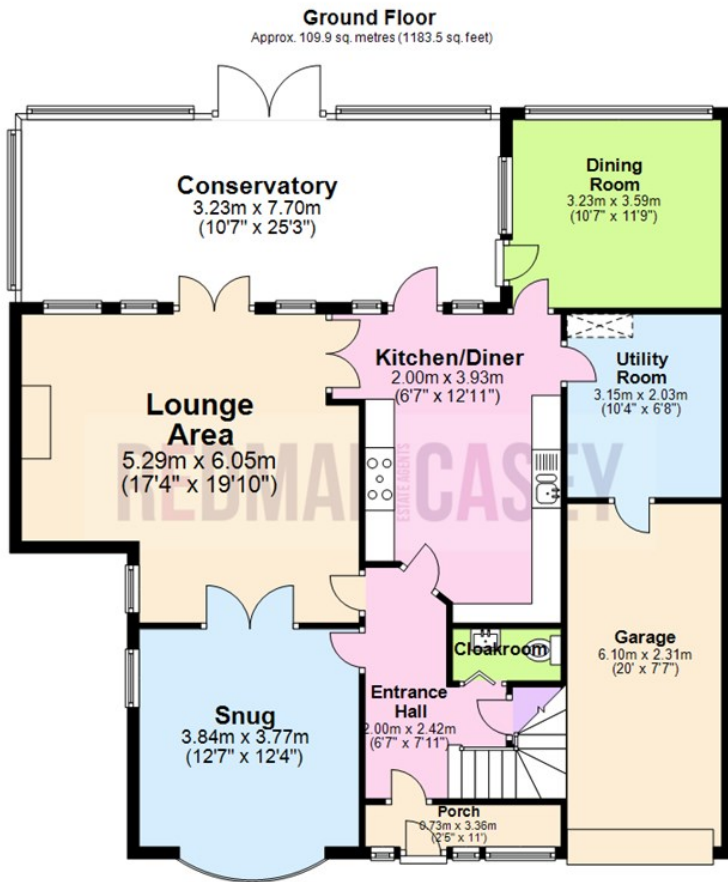
Outside Front

Enclosed drive leading to garage offering off road parking.

Outside Rear

Enclosed private garden laid to lawn with mature planting, patio seating area, lower tier garden laid to lawn looking onto wooded area.





Total area: approx. 162.2 sq. metres (1745.9 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	

