

48 Evergreen Avenue, Horwich, Bolton, BL6 5GQ



Offers Over £217,000

Three bedroom three storey town house in a very popular residential location. Close to local shops, schools and all local amenities. The house is presented to a very high standard offering spacious living in a great location. Benefitting from double glazing, gas central heating and rear enclosed garden with patio seating area. Viewing recommended.

- Three Bedroom/ Large Kitchen
- Allocated Parking
- En Suite To Master Bedroom
- Fully Double Glazing.
- Council Tax Band D
- Three Storey Living
- Garden To Rear
- Gas Central Heating
- EPC Rating C



Three Bedroom three storey town house situated in a great residential location. Close to local shops, schools and all local amenities. The property comprises:- Entrance hall, WC, kitchen, dining area. To the first floor there is a spacious lounge and a bedroom, The third floor there is two bedroom the master being En- Suite and a family bathroom. To the outside there is a small garden to the front and a fully enclosed rear garden with lawn and patio seating area. Benefitting from double glazing and gas central heating. Viewing of this property is highly recommended to appreciate all that is on offer.

Entrance Hall

Radiator, stairs, door to:

WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

Kitchen Area 11'10" x 8'4" (3.61m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, radiator, uPVC double glazed entrance double door to rear, open plan to:

Dining Area 11'4" x 11'9" (3.45m x 3.58m)

UPVC double glazed window to front, radiator, double door.

Landing

UPVC double glazed window to rear, radiator, stairs, door to:

Lounge 11'6" x 15'5" (3.51m x 4.70m)

UPVC double glazed window to front, two radiators,

Bedroom 2 11'11" x 8'4" (3.63m x 2.54m)

UPVC double glazed window to rear, radiator.

Landing

UPVC double glazed window to rear, door to Storage cupboard, door to:

Bedroom 1 15'4" x 9'5" (4.67m x 2.86m)

UPVC double glazed window to front, radiator, door to:

En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator.



Bedroom 3 8'3" x 8'6" (2.51m x 2.59m)

UPVC double glazed window to rear, radiator.

Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin with cupboard under and half height ceramic tiling to two walls and low-level WC, radiator, door to:

Outside Front

Small Garden Area Front.

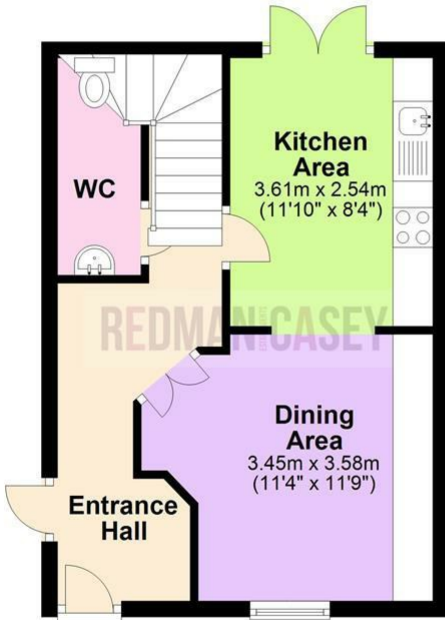
Outside Rear

Enclosed rear garden laid mainly to lawn with patio seating area.



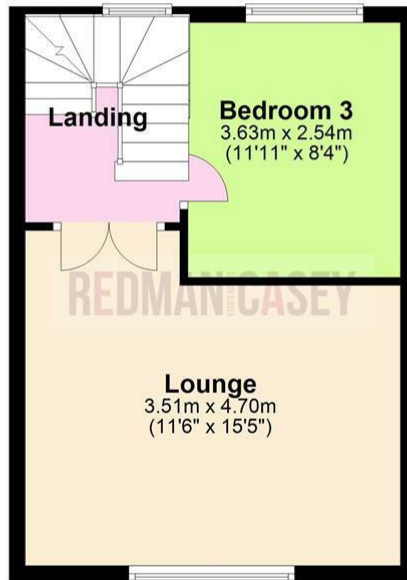
Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



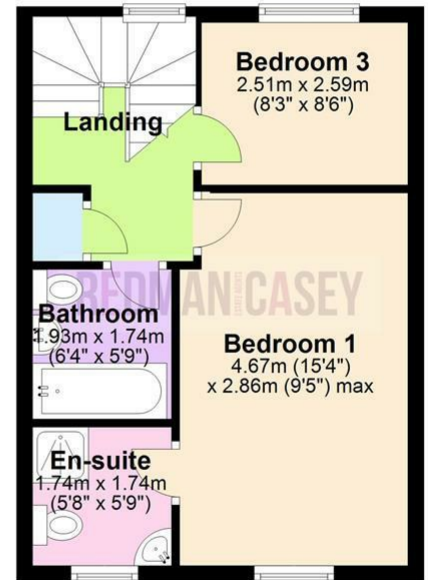
First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 98.7 sq. metres (1061.9 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 | | |
| | 78 | 88 |
| 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 | |

