

Total area: approx. 91.1 sq. metres (980.2 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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
43	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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England & Wales	EU Directive 2002/91/EC

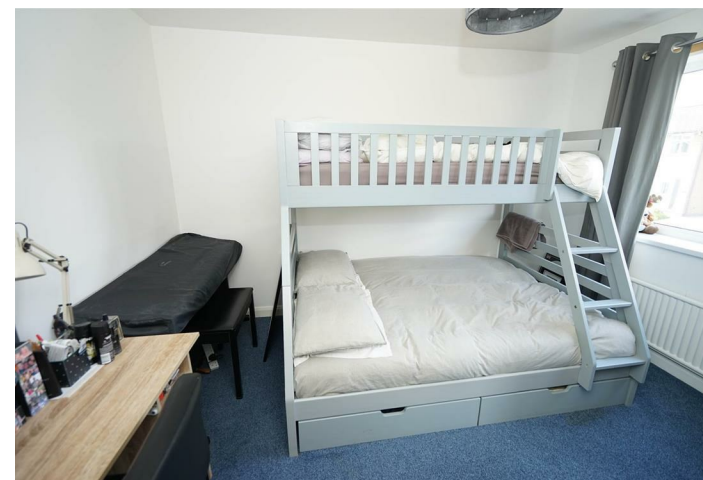
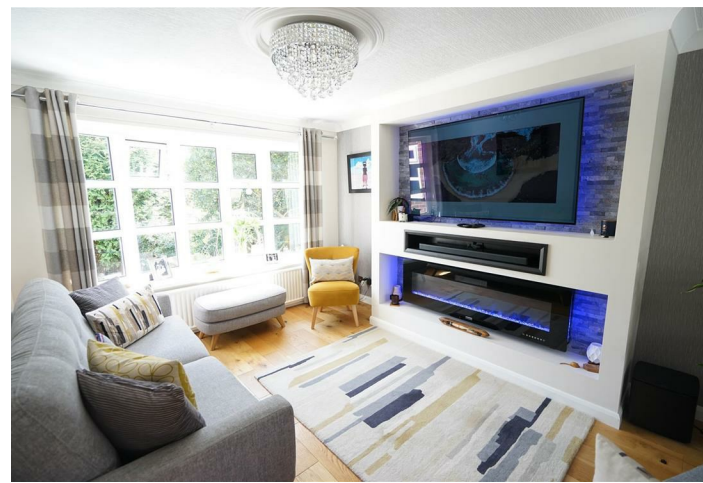


86 Austins Lane, Horwich, Bolton, Greater Manchester, BL6 4NJ

Superbly presented and extended three bedroom detached family home, having been renovated to a very high standard by the current owners this property must be viewed to appreciate all that is on offer. Situated at the top of Austins Lane the property is ideally located for sought after local schools, Middlebrook retail park, M61 motorway and Horwich Parkway rail station along with countryside on the doorstep. Beautifully presented throughout with spacious lounge diner, separate dining room, fitted kitchen, three bedrooms the master with fitted wardrobes, stunning shower room, extensive gardens parking and garage make this a property not to be missed.

Offers In The Region Of £340,000





Located at the top of Austins Lane, on the edge of local countryside with fantastic walks, this extended three bedroom detached family home offers flexible accommodation and superb presentation throughout. Having been renovated to a very high standard by the current owners the property comprises : Porch, entrance hall, lounge open plan to dining area with feature media wall fireplace, separate dining room, fitted kitchen with built in and integrated appliances. To the first floor there are three bedrooms the master with a range of built in wardrobes, superb fitted shower room with double shower cubicle. Outside there are gardens to the front and side with lawn and gravelled patio. To the rear is a private garden with lawned area large porcelain patio and area for a Jacuzzi, rear driveway parking and single garage currently used as a utility area and gym. The property is ideally located for sought after local schools with Claypool primary around the corner and St Josephs High school within easy walking distance. M61 and Horwich Parkway rail station within 1 mile and Middlebrook retail park on the doorstep. Viewing is essential to appreciate all that is on offer.

Porch
Two uPVC double glazed windows to side, ceramic tiled flooring, double glazed composite entrance door, door to:

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, door to:

Dining Room
13'1" x 9'1" (3.99m x 2.77m)
UPVC double glazed window to front, dado rail, half height panelling, coving to ceiling, uPVC double glazed french doors to garden, door to:

Lounge
12'11" x 10'5" (3.93m x 3.18m)
UPVC double glazed bow window to front, feature media wall fireplace with stunning wall mounted fire, radiator, oak flooring, open plan, door to:

Dining Area
11'3" x 9'4" (3.43m x 2.84m)
Radiator, oak flooring, coving to ceiling, uPVC double glazed french doors to garden, door to:

Kitchen
11'3" x 6'11" (3.43m x 2.11m)
Fitted with a matching range of cream base and eye level units with cornice trims and contrasting worktops, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring induction hob with

extractor hood over, built-in microwave, uPVC double glazed window to side, laminate flooring, door to:

Rear Porch
Two windows to rear, two windows to side, ceramic tiled flooring, uPVC double glazed door to garden, door to:

Garage
Brick built single garage with power and light connected currently used as a utility and gym, remote-controlled electric roller door, door.

Landing
UPVC double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, ceiling, access to part boarded loft with pull down metal ladder, door to:

Bedroom 1
12'5" x 9'8" (3.78m x 2.94m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets, corner display shelves, radiator.

Bedroom 2
11'9" x 9'8" (3.58m x 2.95m)
UPVC double glazed window to rear, radiator.



Bedroom 3
9'4" x 6'11" (2.84m x 2.11m)
UPVC double glazed window to front, Built in bed unit over stairs with storage drawers under, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, wall mounted mirror with lighting, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, uPVC panelled ceiling with recessed spotlights.

Outside
Mature front garden with lawned area, gravelled pathway leading to front entrance door and mature flower and shrub borders, enclosed by timber fencing and mature hedge to side, gravelled patio to side. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large porcelain paved sun patio, side gated access with lawned area and raised flower and shrub borders, space for a Jacuzzi with power supply (Jacuzzi is available as an optional extra), courtesy lighting and CCTV cameras, rear driveway leading to single brick built garage.