

3 Beaumont Avenue, Horwich, Bolton, BL6 7BQ



Asking Price £220,000

Extended three Bedroom semi detached property situated in a very popular residential location in a quiet cull-de-sac. This spacious property is close to local shops, amenities and both primary and secondary schools. Fully double glazed gas central heating gardens front and rear. In need of some cosmetic update but priced accordingly. Viewing highly recommended to appreciate.

- 3 Bedroom Semi Detached
- No chain
- Off Road Parking
- Gas Central Heating
- Council Tax Band B
- Vacant Possession
- Extended To Rear
- Double Glazing
- Awaiting EPC



Extended three bedroom semi detached property, in need of some cosmetic update but priced accordingly. Situated in a cull-de-sac in a very popular location, close to local amenities, shops and primary and secondary schools. The property comprises:- Entrance hall, lounge dining room, kitchen, to the first floor there are three bedrooms and a family bathroom. Outside there are gardens front and rear. Benefitting from double glazing, gas central heating. Viewing essential to appreciate all that is on offer.

Porch

Two uPVC double glazed windows to side, door to:

Entrance Hall

Radiator, stairs, :

Lounge 11'5" x 10'2" (3.49m x 3.09m)

UPVC double glazed box window to front, radiator, open plan to:

Dining Room 9'5" x 13'5" (2.88m x 4.10m)

UPVC double glazed box window to rear, radiator,:

Kitchen 12'3" x 6'9" (3.74m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, eye level fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator.

WC

Window to side,

Landing

UPVC obscure double glazed window to side, :

Bedroom 1 10'6" x 10'2" (3.20m x 3.09m)

UPVC double glazed box window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving and overhead storage, radiator, two double doors,:

Bedroom 2 10'4" x 9'3" (3.15m x 2.81m)

UPVC double glazed window to rear, radiator.

Bedroom 3 7'2" x 6'2" (2.18m x 1.87m)

UPVC double glazed window to front, radiator.

Bathroom

Three piece suite comprising pedestal wash hand basin, tiled shower cubicle with glass screen and low-level WC, tiled splashbacks, uPVC obscure double glazed window to side.



Outside Front

Enclosed small garden area with driveway.

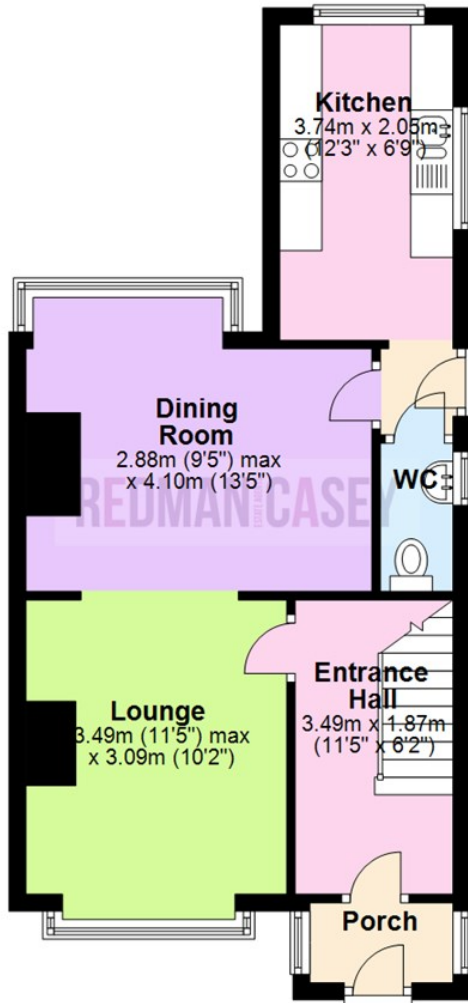
Outside Rear

Enclosed rear garden laid to lawn with mature planting and patio seating area.



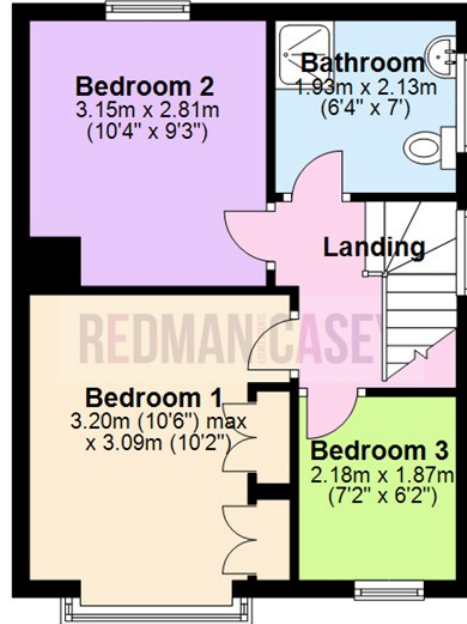
Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 76.2 sq. metres (819.9 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	

