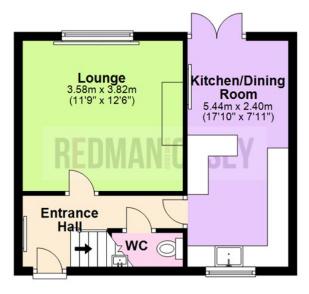


Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)

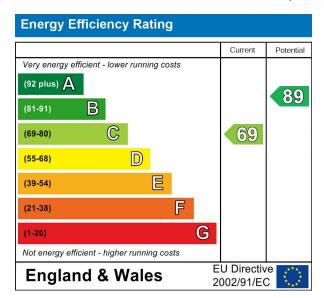


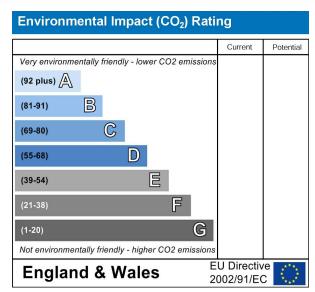
First Floor Approx. 34.3 sq. metres (369.0 sq. feet) Bedroom 1 2.94m (9'8") max x 4.33m (14'2") Bedroom 3 2.34m (7'8") max x 3.45m (11'4") Bathroom Landing

Total area: approx. 68.4 sq. metres (736.2 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.







31 Ormston Avenue, Horwich, Bolton, Lancashire, BL6 7DZ

Stunning three bedroom mid townhouse ideally situated within easy reach of local amenities, shops and schools. The property has been fully renovated including re wire, plastering, re plumbed and central heating, bathroom and kitchen. Offering excellent accommodation with three generous bedrooms spacious lounge and superb fitted kitchen diner and bathroom. This property is in immaculate condition throughout and only by viewing can the size and condition be appreciated.

Offers In The Region Of £210,000













Situated within easy reach of Entrance Hall education and is within walking matching side panel, door to: distance to Rivington country park. The property has undergone a comprehensive renovation by the current owners to provide a stunning family home which comprises: Entrance hall, with media wall, fitted dining extractor fan, tiled flooring. kitchen with modern dark grey Lounge gloss units and quartz worktops, built in and integrated appliances. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece suite. Outside there is a double width driveway with parking for 2 Kitchen/Dining Room cars, to the rear is a private 17'10" x 7'10" (5.44m x 2.40m) all that is on offer.

Horwich town centre, local Feature anthracite grey double tap, integrated fridge, freezer and amenities and sought after schools radiator, laminate flooring, stairs, dishwasher, built-in eye level for both primary / secondary Composite entrance door with electric fan assisted double oven,

Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled cloakroom wc, spacious lounge splashback, low-level WC and

11'9" x 12'6" (3.58m x 3.82m) UPVC double glazed window to rear, log effect living flame electric **Bedroom 1** fire set in media wall, radiator, 9'8" x 14'2" (2.94m x 4.33m) laminate flooring.

garden with patio and lawned Fitted with a matching range of areas along with a large timber dark grey gloss units, pan building currently used as a drawers, contrasting white quartz gymnasium and utility area. worktops with matching upstands, Viewing is essential to appreciate fitted breakfast bar, under counter Bedroom 2 stainless steel sink unit with single

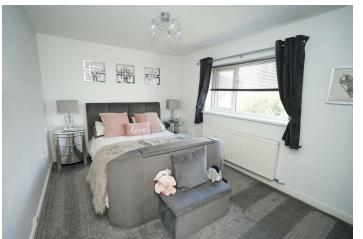
drainer with stainless steel mixer four ring induction hob with feature extractor hood over, uPVC double glazed window to front, Feature anthracite grey radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden.

Landing

UPVC double glazed window to front, access to loft with pull down timber ladder, door to:

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, concealed gas combination boiler radiator.

11'10" x 6'2" (3.61m x 1.89m) UPVC double glazed window to rear, radiator.













Bedroom 3

7'8" x 11'4" (2.34m x 3.45m) UPVC double glazed window to front, radiator.

Bathroom

Fitted with three piece modern white suite comprising panelled Outside and glass screen and inset wash driveway to the front with car cupboards. hand basin in vanity unit with parking space for two cars, cupboards under, mixer tap and pathway leading to front entrance tiled splashback, WC with hidden

spotlights.

cistern, full height ceramic tiling to Private rear garden, enclosed by three walls, heated towel rail, timber fencing to rear and sides extractor fan, uPVC frosted double with lawned area and mature glazed window to front, tiled flower and shrub borders, paved flooring, ceiling with recessed sun patio, timber garden building with hot an cold water, power and light connected, plumbing for washer, space for dryer and bath with shower over, mixer tap Front garden, double width freezer, and built in storage