

4 Nuttall Avenue, Horwich, Bolton, BL6 5QZ



Offers In The Region Of £215,000

Extended 3 bed semi with exceptional rear plot with lawn, patio to side and rear. off road parking to the front, gas centrally heated, double glazed windows, lounge dining room, kitchen, 3 beds, 3 piece shower room, loft conversion ideal as an office or playroom, Highly sought after location for amenities & schools.

- Extended 3 Bedroom Semi Detached
- Lounge
- Modern Shower Room
- EPC Rating C
- Extensive Rear Garden
- Dining Room & Kitchen
- Loft Conversion
- Council Tax Band A



Located on Nuttall Avenue, Horwich this extended 3 bedroom semi detached family home offers fantastic accommodation with superb rear plot with further side patio and briefly comprises entrance lobby, lounge, dining room, kitchen, three bedrooms and a three piece shower room loft conversion ideal as an office or playroom. Further features include gas central heating, double glazed windows, off road parking. The property is located within easy reach to the centre of Horwich offering an array of shops, cafes, restaurants and local businesses. Middlebrook retail park is also within proximity and in addition Blackrod railway station is within 1 mile M61 motorway access and regarded schooling. Early viewing is recommended to fully appreciate the rear plot and accommodation on offer.



Hall

Stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 12'4" x 14'2" (3.76m x 4.32m)

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

Cupboard

Dining Area 10'11" x 9'5" (3.33m x 2.88m)

Laminate flooring, uPVC double glazed french doors to garden, open plan to:



Kitchen 10'11" x 8'2" (3.33m x 2.49m)

Fitted with a matching range of base and eye level cupboards, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side.

Landing

Stairs, door to:

Bedroom 1 12'4" x 11'10" (3.75m x 3.61m)

UPVC double glazed window to front, radiator.

Bedroom 2 11'0" x 9'5" (3.35m x 2.87m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'0" x 8'5" (2.44m x 2.57m)

UPVC double glazed window to rear, radiator.



Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure with steam shower, 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, uPVC frosted double glazed window to front.

Landing

UPVC double glazed window to side, door to:

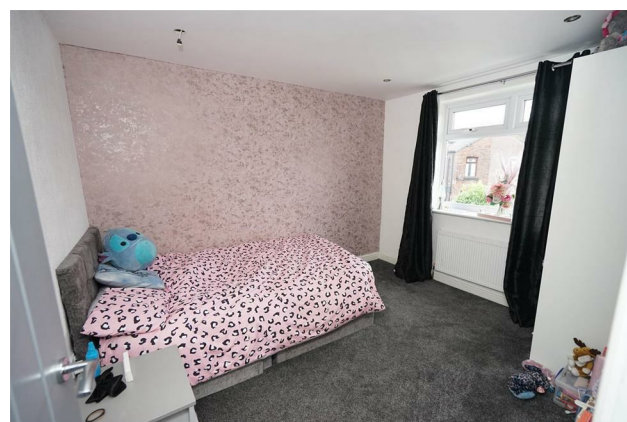
Loft Room 2'0" x 16'4" (0.61m x 4.99m)

Double glazed velux skylight to rear, sloping ceiling with recessed low-voltage spotlights, access to eaves space.

Outside

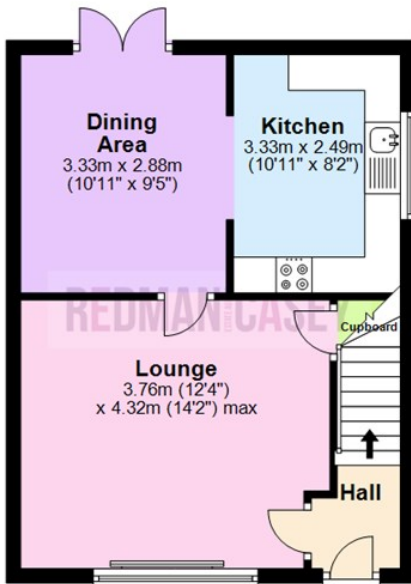
Open plan front, enclosed by mature hedge to sides, double width paved driveway to the front with car parking space for two cars.

Extensive private rear garden, enclosed by fencing and mature hedge to rear and sides, large paved sun patio timber decking area leading to a large lawned area.



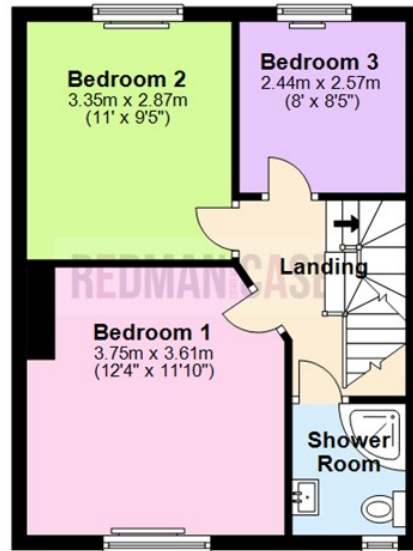
Ground Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



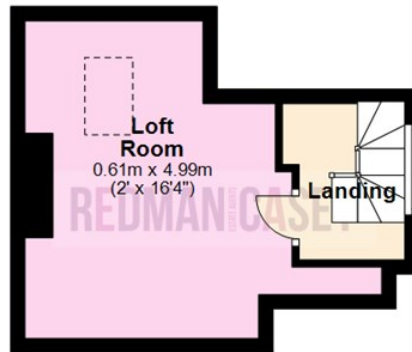
First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.6 sq. feet)



Total area: approx. 96.5 sq. metres (1038.3 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 | | |
| | 71 | 86 |
| 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 | |

