

12 Leicester Avenue, Horwich, Bolton, BL6 5QY



Offers In The Region Of £170,000

Mid terraced two bedroom home, this well presented property is situated in a very popular residential location, close to local shops, schools and all local amenities. Benefitting from gas central heating, double glazing and spacious flexible accommodation. The property is in need of some cosmetic updating and has the potential for conversion to three bedrooms. Viewing is highly recommended to appreciate everything that is on offer and to avoid disappointment.

- Deceptively Spacious Mid Terrace
- Separate Kitchen
- Four Piece Bathroom
- Sold With No Chain
- EPC Rating C
- Two Reception Rooms
- Two Large Double Bedrooms
- Conversion Potential to Three Bedrooms
- Vacant Possession
- Council Tax Band A



Deceptively spacious two bedroom mid terraced property, in need of some cosmetic updating but offering excellent family accommodation with potential to convert into three bedrooms. the property is situated in a popular residential location, close to local schools, shops, and all local amenities including easy access to rail and road links. The property comprises:- Entrance vestibule, hall, lounge, dining room, kitchen, to the first floor there are two large double bedrooms and a four piece family bathroom. Outside there is a small enclosed paved garden area to the front and a rear enclosed courtyard with brick built storage shed. Benefiting from gas central heating and double glazing, the property is sold with no onward chain and vacant possession, viewing of this spacious property is highly recommended to appreciate all that is on offer.

Vestibule

Quarry tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall

Carpeted stairs to first floor landing, door to:

Lounge 15'9" x 10'7" (4.81m x 3.22m)

UPVC double glazed box bay window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, double radiator, coving to ceiling.

Sitting Room 15'7" x 11'3" (4.74m x 3.44m)

UPVC double glazed window to rear, double radiator, coving to ceiling, door to:

Kitchen 11'7" x 7'8" (3.52m x 2.34m)

Fitted with a matching range of pine fronted base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, ceramic tiled, timber panelled ceiling, door, part glazed door to rear yard.

Landing

Built-in over-stairs storage cupboard, door to:

Bedroom 1 12'10" x 14'4" (3.91m x 4.37m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, double radiator, coving to ceiling.

Bedroom 2 14'5" x 9'0" (4.40m x 2.74m)

UPVC double glazed window to rear, Gas wall heater.



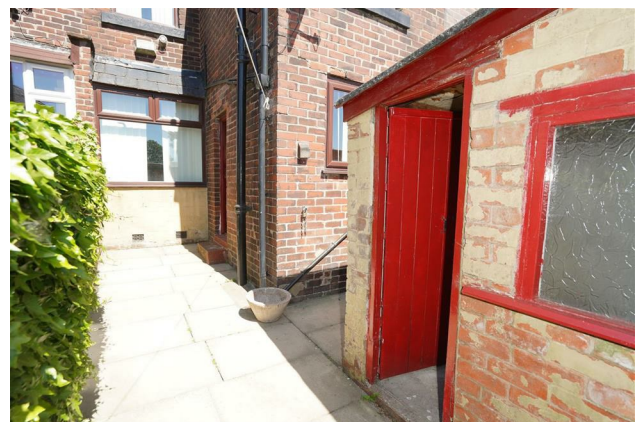
Bathroom 11'6" x 7'8" (3.51m x 2.33m)

Fitted with four piece coloured suite comprising deep panelled bath, pedestal wash hand basin with tiled splashback, tiled shower enclosure with electric shower over and low-level WC, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, vinyl flooring, door.

Outside

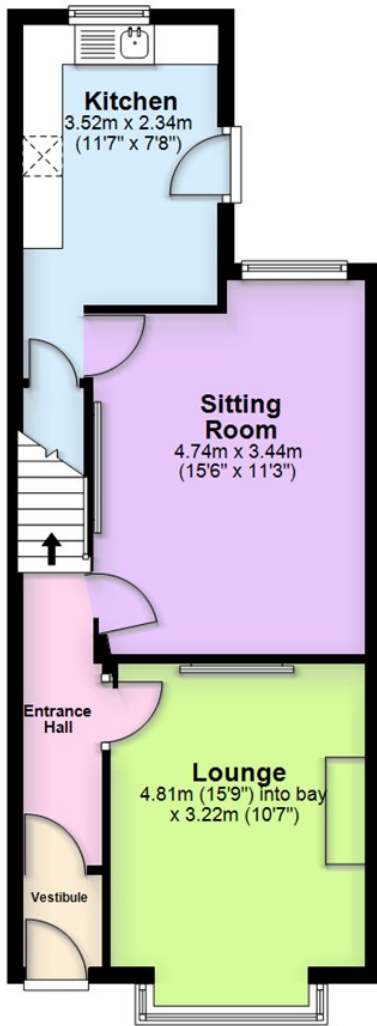
Frontage, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door, wrought iron gated access.

Private rear courtyard, enclosed by brick wall to rear and sides, rear gated access, paved hard standing, brick-built storage shed.



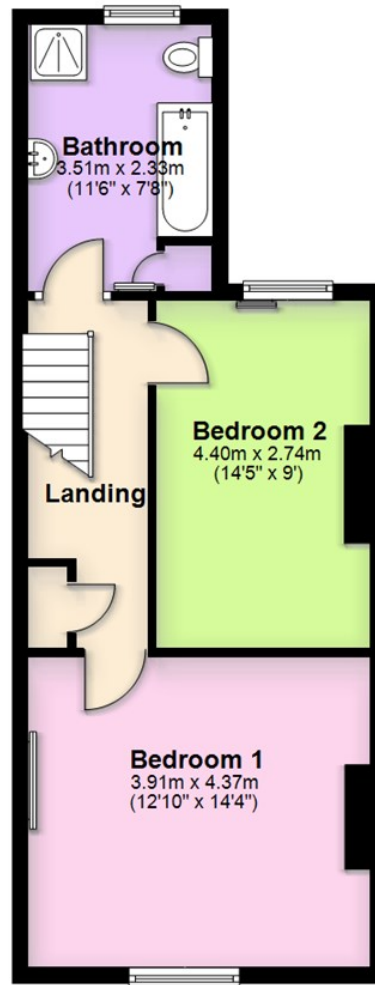
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 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		85
(69-80) C	69	
(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	

