

98 Ainsworth Avenue, Horwich, Bolton, BL6 6NW



Offers In The Region Of £230,000

Superbly presented and improved by the current owners to a very high standard throughout, offering spacious and flexible accommodation this is a property not to be missed. Ideally located with access to local amenities, shops, schools and transport links for motorway and rail. 2 bedrooms spacious lounge, bathroom fitted with a three piece modern suite and fitted kitchen to the ground floor and useful loft room conversion to the first floor. Outside there are easily maintained gardens to front and rear with large timber decking areas offering views across Horwich and beyond. Private parking to the rear for 2 cars and the property also benefits from gas central heating and double glazing throughout, viewing is essential.

- Superbly Presented
- No Chain
- Private Enclosed Gardens with Views to the Front
- EPC Rating E
- 2 Bedrooms plus Useful Loft Room
- Spacious Lounge
- Off Road Parking for 2 Cars
- Council Tax Band B



Situated within access of local amenities, shops, schools and transport links for the M61 motorway and railway station at Horwich parkway along with close proximity to Rivington countryside make this a property not to be missed. The property has been updated and improved by the current owners to a very high standard and is in walk in condition, offering spacious and flexible accommodation the property comprises : Entrance hall, lounge, fitted kitchen with built in and integrated appliances, bathroom fitted with a three piece white suite with L shaped bath and shower over, two generous bedrooms. To the first floor is a useful loft room with storage room off and built in wardrobes. Outside there are low maintenance gardens to three sides with timber decking areas and paved patio, a large timber shed and from the rear gate there is access to a private parking area with parking for two cars. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, laminate flooring, uPVC double glazed entrance door, door to:

Lounge 17'11" x 10'10" (5.46m x 3.31m)

Two windows to front, coal effect gas fire set in ornate timber surround and marble effect inset and hearth, radiator, dado rail, stairs to first floor, uPVC double glazed french doors with matching side panels to garden, door to:

Kitchen 10'0" x 8'7" (3.04m x 2.62m)

Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single and swan neck mixer tap, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double window to side, radiator, karndean tiled flooring, uPVC door to garden, door to:

Bedroom 1 13'3" x 10'10" (4.03m x 3.31m)

Two windows to rear, uPVC double glazed french doors with matching side panels to garden, door to:

Bedroom 2 11'1" x 8'7" (3.38m x 2.62m)

UPVC double glazed window to side.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding screen, inset wash hand basin vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, column radiator, ceramic tiled flooring.



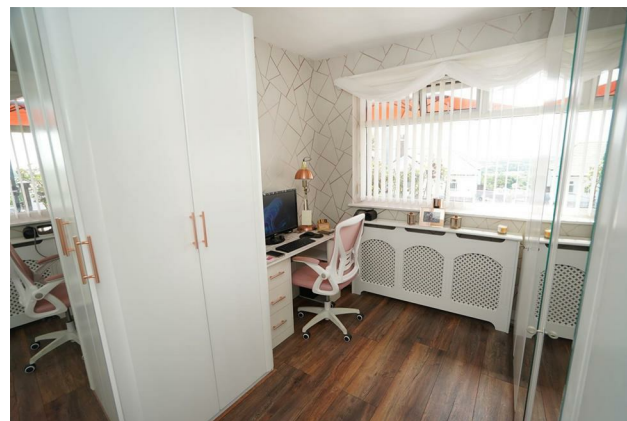
Loft Room 13'9" x 19'3" (4.19m x 5.87m)

Two skylights, radiator, vaulted ceiling, built in triple wardrobes with mirror fronted sliding doors, door to:

Store Room

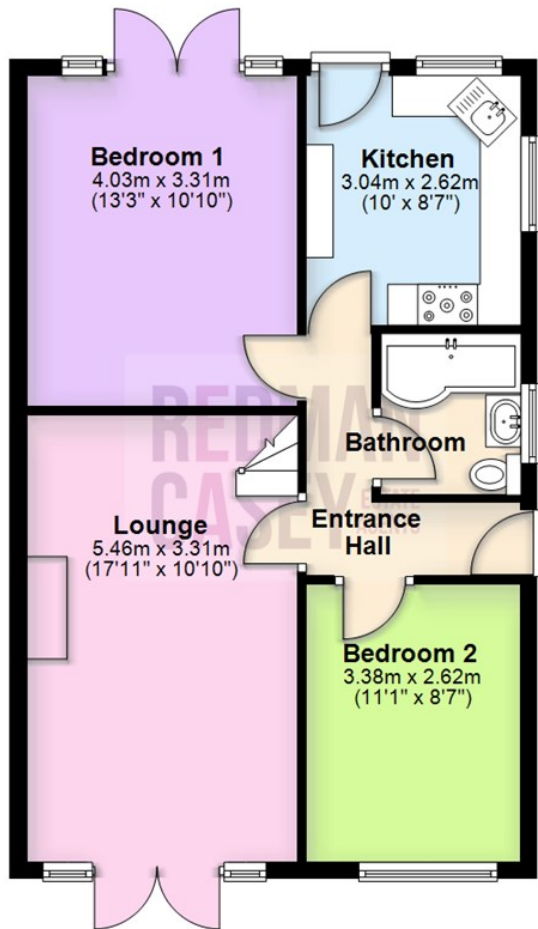
Outside

Front garden with mature flower and shrub borders steps leading up to a superb timber decking area with glass balustrade, paved pathway leading to a gated access into the side garden with large timber shed and paved patio area Private rear garden, large paved sun patio, steps leading to a large elevated timber decking area, enclosed by timber fencing rear and sides, rear side gated access with pathway leading to a private parking area with parking for 2 vehicles.



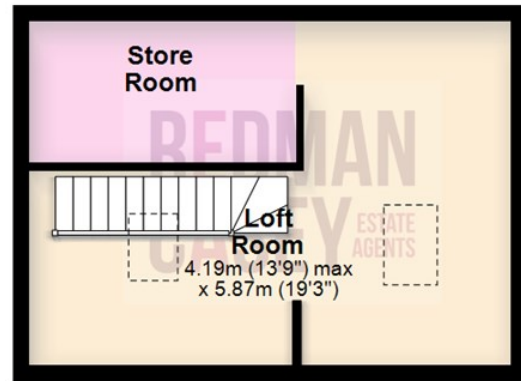
Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



First Floor

Approx. 18.5 sq. metres (199.0 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

