

86 Ainsworth Avenue, Horwich, Bolton, BL6 6NW



## Offers In The Region Of £220,000

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 paved areas and artificial lawn. Private parking to the rear with a detached garage and extra parking for 1 car and the property also benefits from gas central heating and double glazing throughout, viewing is essential.





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 shower over bath, 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 paved Indian stone patio, a timber shed and from the rear gate there is access to a private parking area with detached garage and parking for another car. Sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

### Hallway

Radiator, double glazed entrance door, door to:

### Lounge 17'11" x 10'10" (5.46m x 3.30m)

UPVC double glazed window to front, fireplace with flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, timber mantle over, double radiator, stairs.

### Bedroom 1 13'6" x 10'10" (4.12m x 3.30m)

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

### Kitchen 10'5" x 8'8" (3.17m x 2.64m)

Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl ceramic sink with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge and slimline dishwasher, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, Luxury vinyl tiled flooring, door to:

### Bedroom 2 11'0" x 8'8" (3.36m x 2.64m)

UPVC double glazed window to front, radiator.



## Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, wall mounted wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to side, vinyl flooring, ceiling with recessed spotlights.

## Loft Room 17'5" x 10'2" (5.30m x 3.11m)

UPVC double glazed window to side, built-in triple wardrobes with sliding doors under eaves, radiator, sloping ceiling, door to:

## Store Room

## Outside

Front with steps to, mature flower and shrub borders and gravelled paved sun patio, paved pathway leading to side entrance door and side pedestrian gate.

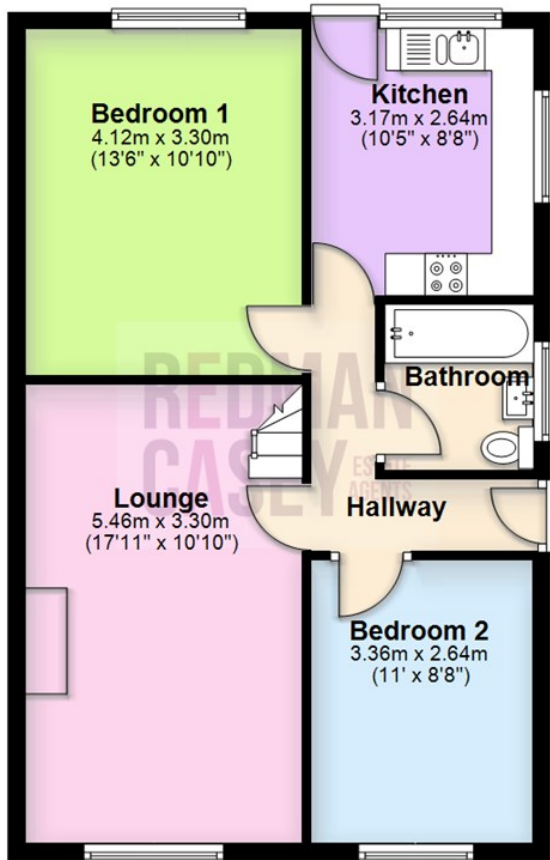
Private rear garden, paved sun patio, enclosed by timber fencing and mature hedge to rear and sides with steps up to artificial lawned area and further patio area, mature flower and shrub borders, rear gated access, door to rear of garage and access to parking space.





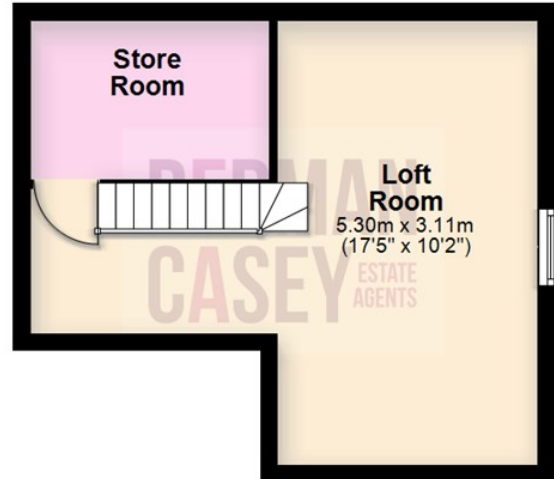
## Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



## First Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.1 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                                                                                                       | Potential |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                  |                                                                                                               |           |
| (81-91) <b>B</b>                                    |                                                                                                               |           |
| (69-80) <b>C</b>                                    |                                                                                                               |           |
| (55-68) <b>D</b>                                    |                                                                                                               |           |
| (39-54) <b>E</b>                                    |                                                                                                               |           |
| (21-38) <b>F</b>                                    |                                                                                                               |           |
| (1-20) <b>G</b>                                     |                                                                                                               |           |
| Not environmentally friendly - higher CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

