

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.



Westfield, 30 Lever Park Avenue, Horwich, Bolton, BL6 7LG

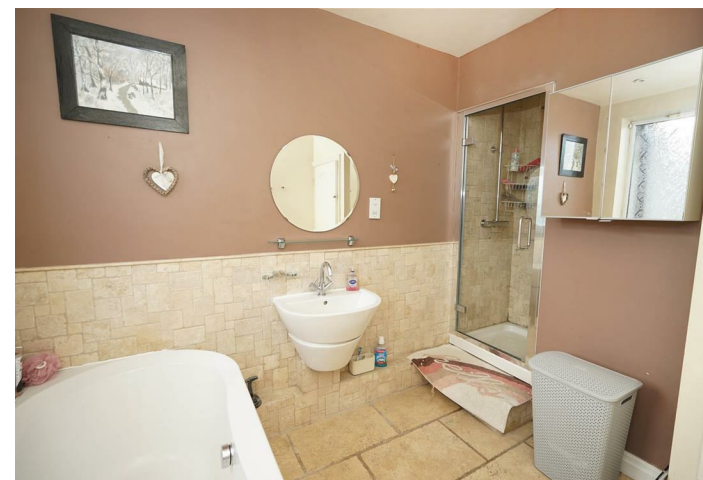
Superbly presented and extended semi detached property, offering fantastic and flexible accommodation throughout. The property is located on this highly sought after road with excellent access to local amenities, shops, schools and Rivington country park. Having been upgraded and extended this property now comprises two reception rooms plus large dining kitchen 4 piece family bathroom and 3 double bedrooms 2 with fitted wardrobes including a large master suite to the first floor with sitting room, dressing area and shower room large gardens with extensive parking for 6 cars and tandem garage and EV charging point, this is a property that must be viewed to appreciate the size and condition on offer.

Offers In The Region Of £425,000

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		
	66	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	





Situated on this ever popular residential street offering excellent access to local amenities, shops, schools and Rivington country park, this deceptively spacious extended property must be viewed to appreciate all that it has to offer. The property has been extended and converted to provide flexible accommodation which comprises :- Porch, entrance hall, lounge, dining room open plan to extended kitchen fitted with a range of base and wall units with built in appliances, two double bedrooms and family bathroom fitted with a 4 piece suite. To the first floor there is a master suite with large dressing area and sitting room with 'Juliet' balcony plus shower room. Outside there is an extensive driveway to the front and side leading to a detached tandem garage which is currently split into two storage rooms with power light and water connections, EV charging point, large rear gardens with paved patio. The property benefits from uPVC double glazing, gas central heating and nest control system and views of Rivington Pike.

Porch
UPVC double glazed entrance door, door to:

Entrance Hall
Radiator, laminate flooring, ornamental plate rack, four wall lights, carpeted stairs to first floor landing, door to Storage cupboard, built-in storage cupboard, door to:

Lounge
12'10" x 12'6" (3.92m x 3.81m)
UPVC double glazed box window to front, living flame effect gas fire set in ornate surround, radiator, laminate flooring, three wall lights, coving to ceiling.

Dining Room
12'0" x 14'7" (3.67m x 4.45m)
UPVC double glazed box window to side, fireplace with flagged hearth, cast-iron wood burning stove with glass door in chimney, radiator, laminate flooring, two wall lights, coving to ceiling, open plan kitchen to:

Kitchen/Diner
12'6" x 12'6" (3.81m x 3.81m)
Fitted with a matching range of cream base and eye level units with drawers, cornice trims and granite worktop space, matching island with granite worktop, on wheels with drawers storage under, wine rack, plate rack, glazed display units, china belfast sink unit with swan neck mixer tap matching granite upstands. integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in range with extractor hood over, two windows to rear, two skylights, twoFeature vertical radiator, ceramic tiled flooring, vaulted ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water, double door, door to:

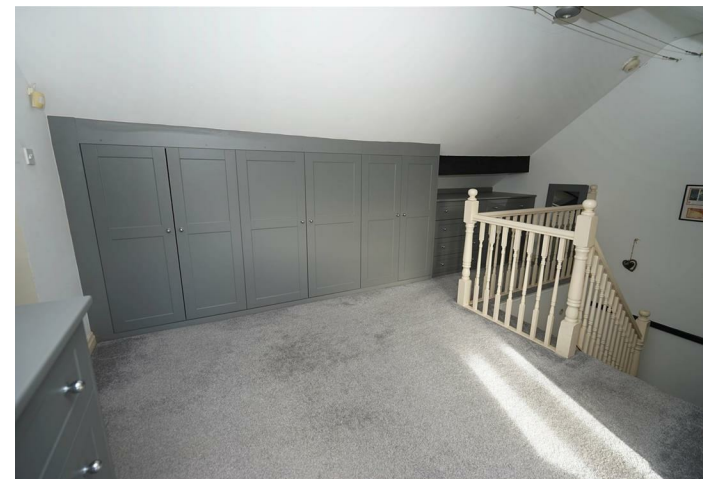
Bedroom 1
13'8" x 12'8" (4.16m x 3.86m)
UPVC double glazed box window to front, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with hanging rails, shelving and drawers, fitted matching bedside cabinet, worktop with cupboards and drawers under, radiator, laminate flooring, coving to ceiling.

Bedroom 2
11'6" x 8'11" (3.50m x 2.71m)
UPVC double glazed window to rear, radiator, laminate flooring, door to:

Cupboard
Built-in under-stairs storage cupboard.

Bathroom
Fitted with four modern white suite comprising deep panelled bath with mixer tap, wall mounted wash hand basin with swan neck mixer tap, tiled shower enclosure and low-level WC, half height tiling to two walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, tiled flooring.

Master Suite Dressing Area
14'1" x 17'3" (4.30m x 5.27m)
Fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, matching drawers, vaulted ceiling, open plan to Master Bedroom, open plan to:



Sitting Room
8'4" x 7'3" (2.54m x 2.22m)
Radiator, ceiling with recessed spotlights, uPVC french double doors juliet balcony over looking rear garden and open countryside, door to:

Shower Room
Fitted with three piece Victorian white style suite comprising tiled double shower area, pedestal wash hand basin, low-level WC and ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Master Bedroom
18'10" x 12'9" (5.73m x 3.89m)
UPVC double glazed window to side, fitted dressing table and drawers, radiator, vaulted ceiling with exposed beams.

Outside
Front garden, enclosed by dwarf brick wall, timber fencing and mature hedge to front and sides with gravelled area, brick paved pathway leading to front entrance door and mature flower and shrub borders, extensive block paved driveway to the front and side leading to garage and with car parking space for six cars.

Private rear garden, enclosed by timber fencing and mature hedge rear and sides, large block paved sun patio with lawn area and mature flower and shrub borders with brick, timber garden shed, log store, extensive tandem garage currently split into two sections with power light and water connected security alarm.