

**BEECH AVENUE, HORWICH, BL6 6LU**



- Spacious semi detached house
- No upward chain involved
- 3 bedrooms, 2 reception rooms
- Updating required
- Offers great potential
- Larger than average garden
- Good transport links, close to Middlebrook
- Viewing recommended



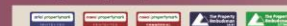
**£210,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with no upward chain involved A spacious semi-detached house, situated in a very popular and convenient location, close to excellent amenities. This deceptively spacious property, has two reception rooms and three good sized bedrooms. A real feature of the property are the larger than average gardens. The rear garden is well stocked and substantial in size. The location is ideal for commuters, with easy access to transport links which include, the motorway network and Horwich Parkway train station. Middlebrook retail park, is also close by, with an array of shops and restaurants. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The spacious accommodation briefly comprises Entrance hall, WC, lounge, dining room and a kitchen. Upstairs there are three bedrooms and a bathroom. Outside there are gardens to the front and rear, along with a driveway, which provides ample off-street parking and leads to a detached garage. The property also benefits from UPVC double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Radiator, picture rail, staircase to the landing.

**Lounge:** 15' 1" x 12' 0" (4.59m x 3.65m) uPVC double glazed window front aspect, marble fireplace incorporating a gas fire.

**Sitting room:** 10' 1" x 10' 0" (3.07m x 3.05m) uPVC double glazed window, front aspect, radiator.

From the lounge there is an inner hallway, with doors leading to the rear garden

**Storage room:** uPVC double glazed window side aspect.

**Guest w.c:** uPVC frosted double glazed window rear aspect, close coupled WC

**Kitchen:** 8' 5" x 8' 2" (2.56m x 2.49m) uPVC double glazed window rear garden aspect , fitted wall and base units with complementary worktop surfaces and tiled splashback, stainless steel sink unit with mixer tap, built-in oven, inset gas burner hob, extractor fan above, space for a fridge freezer, space for a washing machine, tiled floor, part tiling to the walls, radiator.

**Bedroom 1:** 13' 0" x 12' 4" (3.96m x 3.76m) uPVC double glazed window side aspect, access to the loft, doors lead to

**Bedroom 2:** 12' 0" x 10' 4" (3.65m x 3.15m) uPVC double glazed window rear aspect, radiator.

**Bedroom 3:** 10' 1" x 10' 0" (3.07m x 3.05m) uPVC double glazed window front aspect, built-in wardrobe with a sliding door, radiator, dado rail.

**Bathroom:** 6' 5" x 5' 5" (1.95m x 1.65m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, part tiling to the walls, heated towel rail.

**Outside:** To the front there is a paved driveway providing off-street parking and leads to a detached garage. There is a paved garden with a privet hedge and plant displays. A paved pathway and a gate giving access to the rear garden. To the rear there is a substantial garden, with the majority being laid to lawn with an array of trees, plants and floral displays. There are paved areas, raised beds and a glass greenhouse.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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**Arranging a mortgage;** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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