

**FOR SALE**

22, Lever Park Avenue, Horwich, BL6 7LG

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 22, Lever Park Avenue, Horwich , BL6 7LG

*Outstanding three bed, period semi-detached family home located at the foot of Rivington.*



- Exceptional semi-detached family home
- Open plan family / dining / kitchen
- Modern fitted family bathroom
- Close to schools and amenities
- Superb sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / garage
- 1288 SQ. FT.

This is an exciting opportunity to purchase a stunning, period semi-detached family home which has been finished to an exceptionally high standard along with being extended to the rear. Lever Park Avenue is situated at the foot of Rivington boasting outstanding access to a range of local amenities, outstanding schools for all ages, stunning countryside walks from the doorstep, excellent public transport links and is just a short drive to several major motorway networks. Internally the property has been finished to an extremely high standard throughout boasting just over 1200m square feet of contemporary accommodation set over two floors. In brief, the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with log burning stove and bay window, under stair cupboard, amazing open plan family / dining room to the rear with bi-folding doors leading out onto the rear gardens and then a stunning fitted kitchen offering a range of wall, base and drawer units along with breakfast bar and range style cooker / hob. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with bespoke fitted wardrobes and bay window, second large double bedroom with fitted wardrobes located to the rear, third large single bedroom located to the front of the property and then a modern style family bathroom comprising of wc, sink unit and bath with shower over. Externally to the front Lever Park Avenue has a well-maintained lawn and driveway leading to a single garage. To the rear there is a good sized, private and enclosed garden with patio area and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and excellent location of this stunning family home.



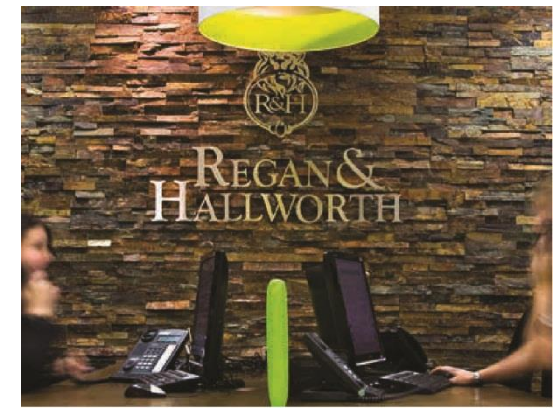


TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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