



74 Ainsworth Avenue Horwich, Bolton, BL6 6NL

Pleasantly situated in an elevated position an attractive two bedroom semi detached bungalow with good size gardens to three sides. Offered with vacant possession the property does require some updating but has the advantage of a large garden, driveway and single garage in a colony. The accommodation includes entrance hall, lounge, inner hall, dining/kitchen, two bedrooms and bathroom. Ideal purchase for a couple or a small family.

£189,950

74 Ainsworth Avenue

Horwich, Bolton, BL6 6NL



- Situated in an Elevated Position an Attractive True Bungalow
- Two Bedrooms
- Driveway to the Side providing Parking
- Vacant Possession
- Lounge with Fireplace
- Gas Central Heating / Double Glazed Window
- Single Garage in Colony
- Fitted Dining / Kitchen
- Set in Good Size Gardens to Three Sides
- Requires Some Updating

Entrance Hall

Single radiator, meter cupboard.

Lounge

16'7 x 11'5 (5.05m x 3.48m)

Attractive feature fireplace with gas coal effect fire, ceiling coving, double radiator.

Bedroom Two

9'2 x 8'5 (2.79m x 2.57m)

Single radiator, fitted cupboard.

Bathroom

Three piece suite in white comprising of bath with shower attachment, low flush toilet, wash hand basin.

Inner Hall

Dining / Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Splash back tiling, plumbing for washing machine, rear door to garden.

Bedroom One

12'9 x 9'3 (3.89m x 2.82m)

Single radiator.

External

Good size garden to three sides, lawned and hedged to the front. Large rear garden, lawned and side garden. Patio area to the rear.

Driveway

Driveway to the side of the property providing parking facilities. Single garage to the front in colony.

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PROPERTY MISDESCRIPTION ACT

1991.



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	