



53 Lever Park Avenue, Horwich
£526,995

Miller Metcalfe
Every step of the way

53 Lever Park Avenue

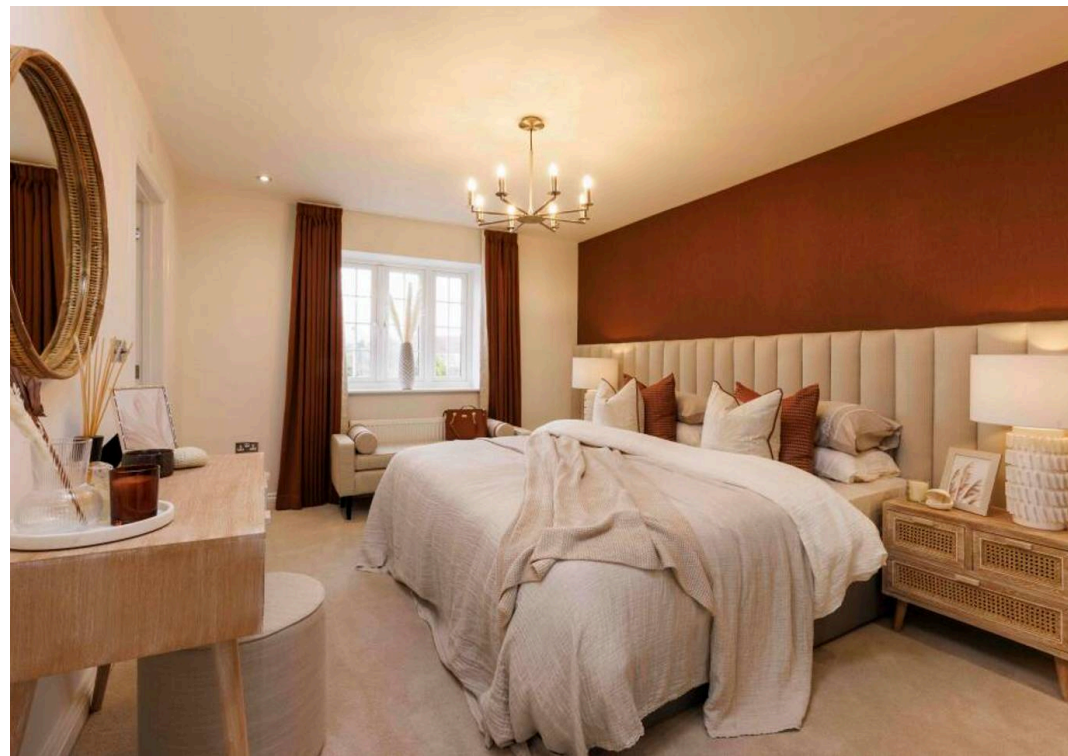
Horwich, Bolton

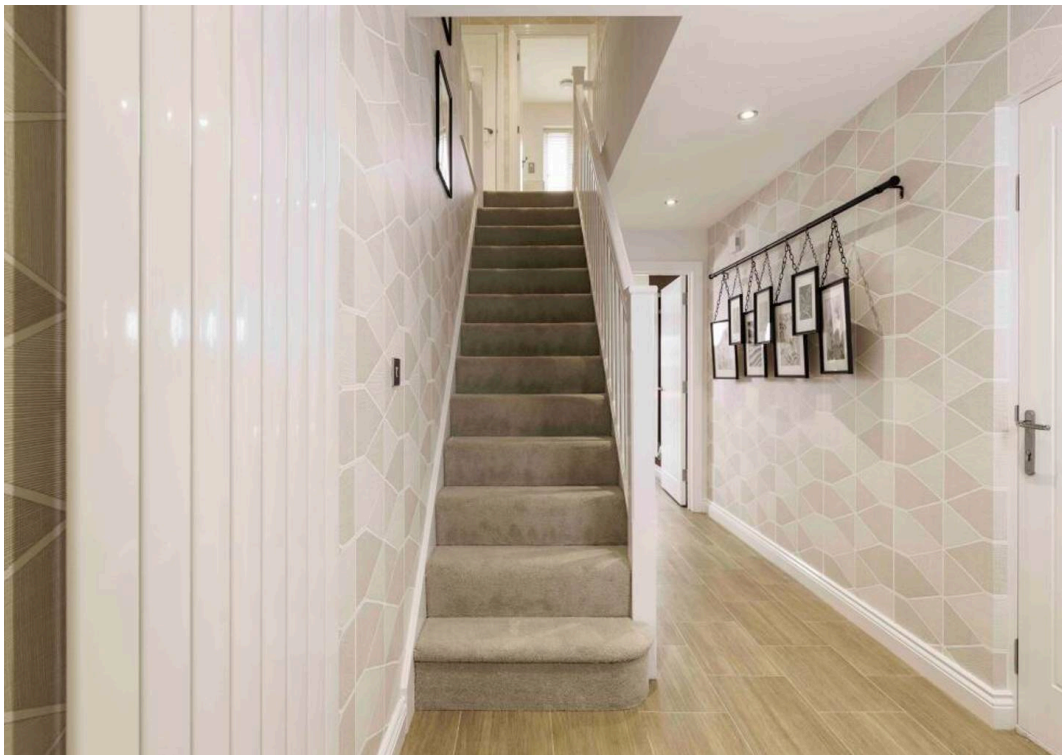
105% PART EXCHANGE AVAILABLE ON THIS PLOT!! Modern Living with Style Inside, the homes offer contemporary open plan social spaces, spacious bedrooms and useful storage. Eccleston Homes are mindful of the modern family's needs and lifestyle, providing stunning design and luxury features desired by discerning homeowners, as well as Electric Vehicle chargers across all homes. With access to Superfast Broadband for media and tv capabilities, our homes are equipped for the modern aspiring family. An Arts & Crafts inspired development of energy efficient homes, Viscount Green is Eccleston Homes most sustainable project to date. Located just a stones throw from Rivington, these homes have Predicted Energy Assessments of A - Rated. With building fabric and specification enhancements, such as triple glazing, solar panels, waste water heat recovery and increased and more efficient insulation. These features are just some of the ways these latest homes improve energy efficiency and help to lower your day to day running costs. Local Life Viscount Green sits at the edge of Rivington. A walkers delight. You can't be bored in Horwich. As well as everything that Rivington has to offer for the outdoor life, there's also a local cinema and library, residents are just five minutes away from Horwich Leisure Centre on Victoria Rd and 11 minutes away from Middlebrook, the UK's biggest retail and leisure park. Here you can take your pick of much loved eatery chains like Wagamama, Chiquito, TGI Fridays, and Nando's - not to mention floor upon floor of retail - therapy.

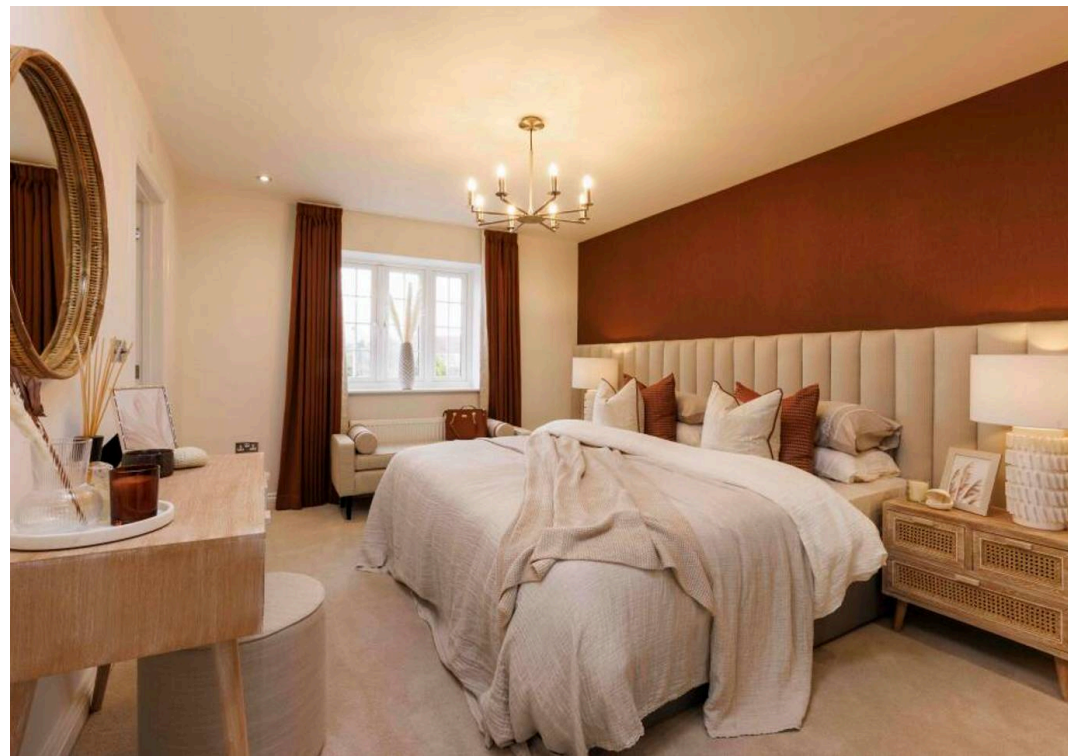
Council Tax band: TBD

Tenure: Freehold









The Formby



GROUND FLOOR

Living Room
4.19m (plus bay) x 3.24m
13'8" (plus bay) x 10'7"

Family/Dining Room
4.85m x 4.32m
15'10" x 14'2"

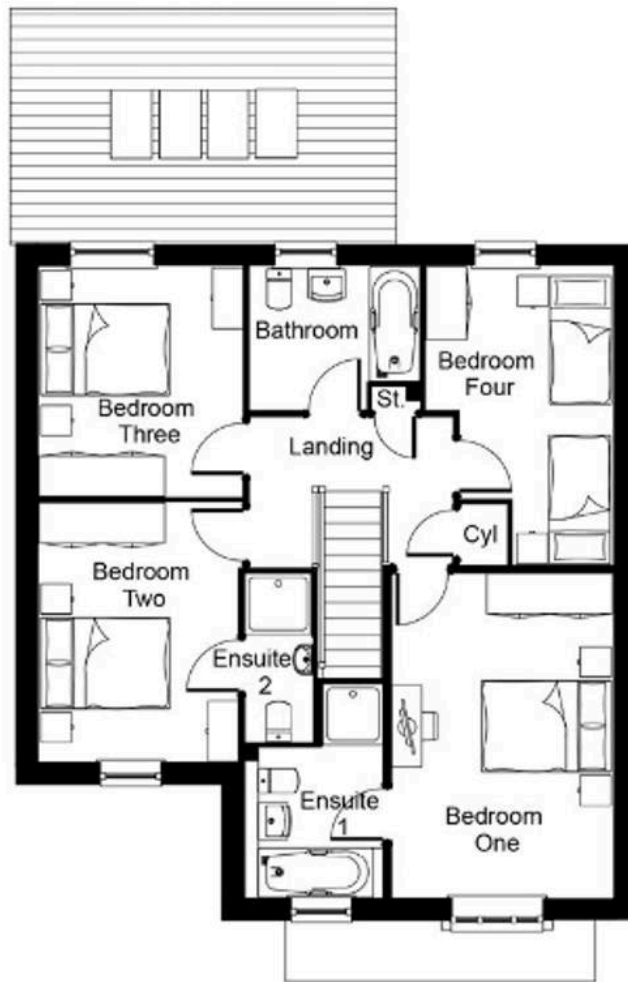
Kitchen
5.31m x 3.17m
17'5" x 10'4"

Utility Room
3.24m x 1.74m
10'7" x 5'8"

WC
1.87m x 0.88m
6'1" x 2'10"

Garage
6.00m x 3.00m
19'8" x 9'10"

The Formby



FIRST FLOOR

Bedroom 1

4.79m x 3.25m / 15'8" x 10'7"

Ensuite 1

2.22m x 2.04m (max) / 7'3" x 6'8" (max)

Bedroom 2

3.83m x 2.95m / 12'6" x 9'8"

Ensuite 2

2.49m x 0.99m / 8'2" x 3'3"

Bedroom 3

3.40m x 3.03m / 11'1" x 9'11"

Bedroom 4

4.40m (max) x 2.77m (max)
14'5" (max) x 9'1" (max)

Bathroom

2.52m x 2.13m (max)
8'3" x 6'11" (max)



Skylight windows

Point of ceiling height change