



RESIDE  
BOLTON



14 Oak Avenue  
Horwich, BL6 6JE

**Offers Over £250,000**



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## 14 Oak Avenue

Horwich, BL6 6JE

Welcome to this beautifully presented three-bedroom semi-detached family home, set on a generous freehold plot in a peaceful and private setting. With a landscaped front garden and a spacious rear patio bordered by mature trees, this home offers exceptional outdoor space and a rare sense of privacy, as it is not overlooked.

Inside, a spacious and welcoming hallway leads to a cosy lounge. The heart of the home is the brand new, well-appointed kitchen featuring marble counters, integrated appliances including a fridge/freezer, oven, microwave, and induction hob, designed with both style and practicality in mind. Adjacent to the kitchen is a long utility room, offering ample storage and space for a washer and dryer, keeping the main living areas clutter-free.

Upstairs, you'll find three well-proportioned bedrooms, a generous master bedroom, a second large double, and a comfortable single room that's a true bedroom. The modern bathroom is thoughtfully designed, with a sleek walk-in shower, WC, and wash basin. The loft is accessible from the landing via a pull-down ladder and comes fully boarded with lighting and power, offering excellent additional storage or potential for future use.

This is a move-in-ready home that combines comfort, functionality, and privacy. Perfect for families or anyone looking for extra space, inside and out.





### Oak Avenue, Horwich

A quiet, well-established residential street in Horwich, BL6, offering a peaceful setting with easy access to local shops, schools, and transport links. Ideally located for families and commuters alike, it's just minutes from Middlebrook Retail Park, Horwich Parkway station, and the M61 motorway.

### Internal

A spacious hallway leads to a cosy lounge and a stylish, newly fitted kitchen with integrated appliances including a fridge/freezer, oven, microwave, and induction hob. Adjacent is a long utility room with ample storage and space for laundry, keeping the main areas clutter-free. Upstairs features three well-proportioned bedrooms, including a generous master, a spacious double, and a comfortable single, along with a modern bathroom fitted with a sleek walk-in shower, WC, and wash basin. The fully boarded loft, accessible via a pull-down ladder, includes lighting and power.

### External

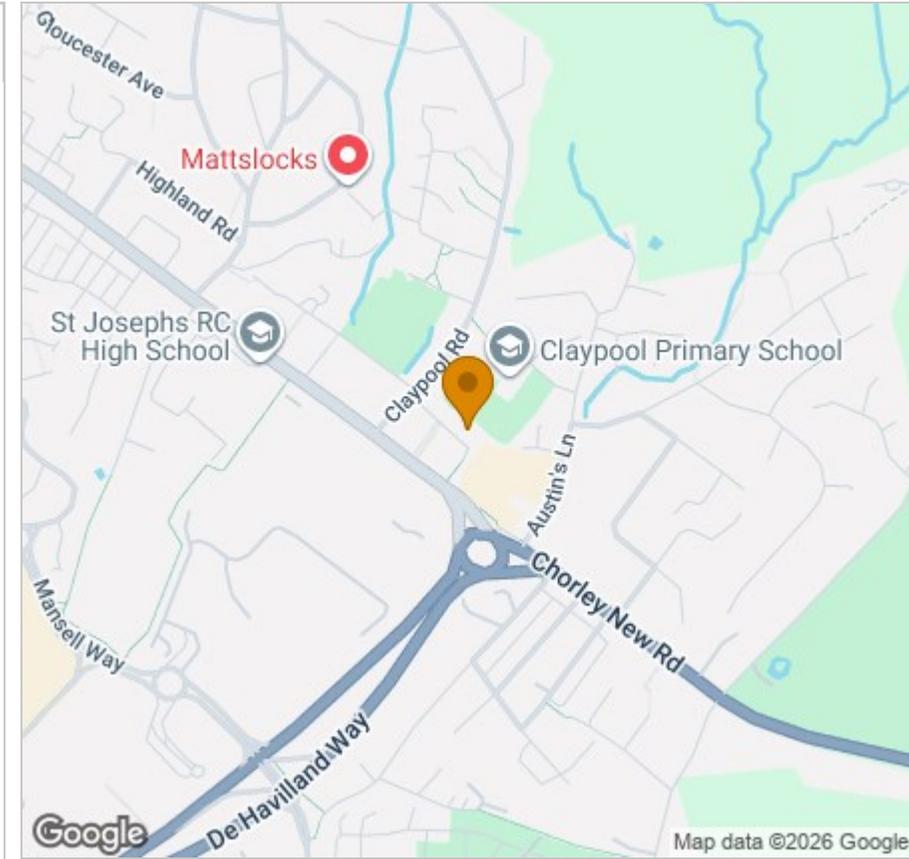
Set on a generous freehold plot in a peaceful, private location. Enjoy a landscaped front garden, spacious rear patio with mature trees, and the added convenience of hot and cold outdoor taps.

- Three-bedroom semi-detached home
- Generous freehold plot
- Brand new kitchen with integrated appliances
- Modern bathroom suite
- Fully boarded loft with pull-down ladder
- Desirable location with easy access to local amenities
- Landscaped front garden and large rear patio
- Separate spacious utility room

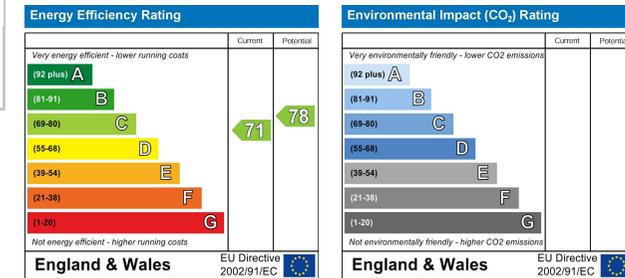
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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