





42 Makinson Avenue, Horwich

£280,000 Freehold

Four bedroom semi detached property • Three bathrooms • Handless white high gloss kitchen • Brand new flooring throughout • Fully rewired • Grey block paved driveway for three vehicles • Four piece main bathroom with matt black accents • Large rear garden with potential to extend STPP • Large utility room • Downstairs W.C.

Wilcox
Estate Agents Ltd.







This beautifully presented four bedroom semi detached house offers an exceptional standard of modern living, having been fully refurbished throughout to a meticulous specification. The property features a brand new handless high gloss white kitchen, expertly designed to provide both style and functionality, with ample storage and integrated appliances. New flooring has been installed throughout the home, complementing the fresh, contemporary décor. The spacious main bathroom boasts a luxurious four piece suite with striking matt black accents, while the primary bedroom benefits from its own en-suite shower room for added privacy and convenience.

There are two further well-appointed bathrooms, including a downstairs W.C., making this property ideal for busy family life. A generously sized utility room provides additional storage and laundry facilities. The home has been fully rewired, ensuring peace of mind and energy efficiency. With a flexible layout, the property offers ample space for both entertaining and relaxing, and the large rear garden presents excellent potential for further extension, subject to the necessary planning permissions.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

2ND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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The outside space has been thoughtfully landscaped to maximise both practicality and kerb appeal. The grey block paved driveway provides secure off-road parking for up to three vehicles and features eco drainage for sustainable water management. Outside security lighting ensures the property remains safe and welcoming at all hours. Attractive railway sleepers, small bushes, shrubs and planters line the edges of the driveway, adding greenery and a touch of natural charm to the frontage. The large rear garden is predominantly laid to lawn, offering a wonderful area for children to play or for hosting summer gatherings. Its generous proportions also allow for the possibility of future development or extension, subject to planning consent. This outdoor space perfectly complements the stylish interior, making it an ideal choice for families seeking both comfort and potential in a desirable residential location.