

35 Gresley Avenue, Horwich, Bolton, BL6 5TQ



Offers Around £255,000

Well presented three bedroom semi detached property, located in a quiet residential Cul-De-Sac close to local shops, schools, transport links making commute to Manchester or Preston convenient and good access to Rivington Country Park and all that has to offer. Benefiting from double glazing, gas central heating, gardens front and rear, off road parking. This home should definitely be viewed to appreciate the location, condition and all that it offers.

- Semi Detached
- Excellent Condition
- Gas Central Heating
- Gardens Front And Rear
- Awaiting EPC
- Three Bedroom
- Double Glazing
- Off Road Parking for 2 Cars
- Council Tax Band C



Well presented three bedroom semi detached property located in a quiet residential Cul-De-Sac. Close to local shops, good secondary and primary schools and transport links making a commute to Manchester or Preston convenient. With good access to Rivington Country Park and all that it has to offer. The property comprises:- Entrance hall, lounge and kitchen/diner. To the first floor there are three bedrooms, two of which are double and a family bathroom. To the outside there is a garden and driveway parking for 2 cars to the front and to the rear a fully enclosed garden with a patio dining area. This home also benefits from double glazing and gas central heating. Viewing of this excellent home is highly recommended to appreciate the location, condition and all that is on offer.

Hallway

Radiator, secure uPVC double glazed entrance door to front,:

Lounge 16'0" x 12'11" (4.87m x 3.93m)

UPVC double glazed window to front, two windows to side, double radiator, stairs, :

Under Stairs Storage.

Kitchen/Diner 8'11" x 15'11" (2.72m x 4.85m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl composite sink unit with stainless steel mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted gas oven, built-in four ring gas hob with pull out extractor hood over, UPVC double glazed window to rear, radiator, UPVC double glazed french doors to rear.

Bedroom 1 13'0" x 9'4" (3.96m x 2.84m)

UPVC double glazed window to front, radiator,

Bedroom 2 9'5" x 9'4" (2.87m x 2.84m)

UPVC double glazed window to rear, radiator,

Bedroom 3 6'5" x 7'1" (1.96m x 2.15m)

UPVC double glazed window to front, Storage cupboard, radiator,.

Landing

UPVC double glazed window to side,

Bathroom

Three piece suite comprising deep panelled bath with mixer tap taps and glass screen, pedestal wash hand basin, shower with above and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.



Outside Front

Garden fronted, laid to lawn with driveway.

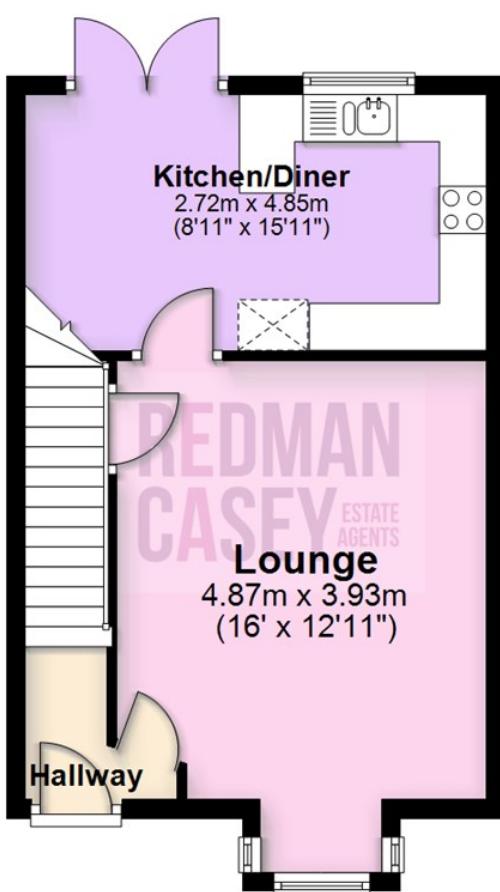
Outside Rear

Enclosed rear garden with patio dining area, mature planting and laid to lawn.



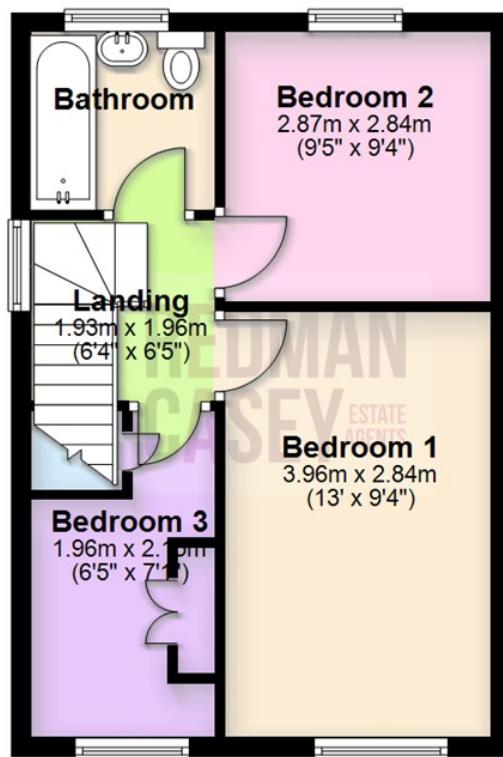
Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

