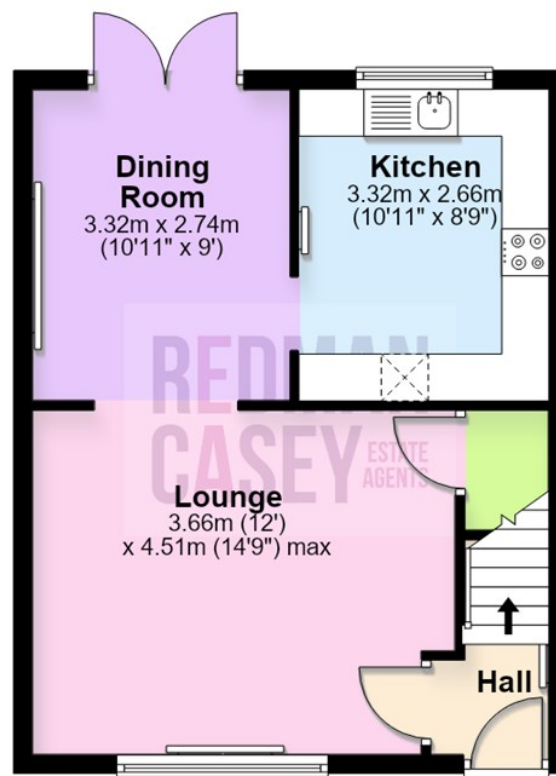


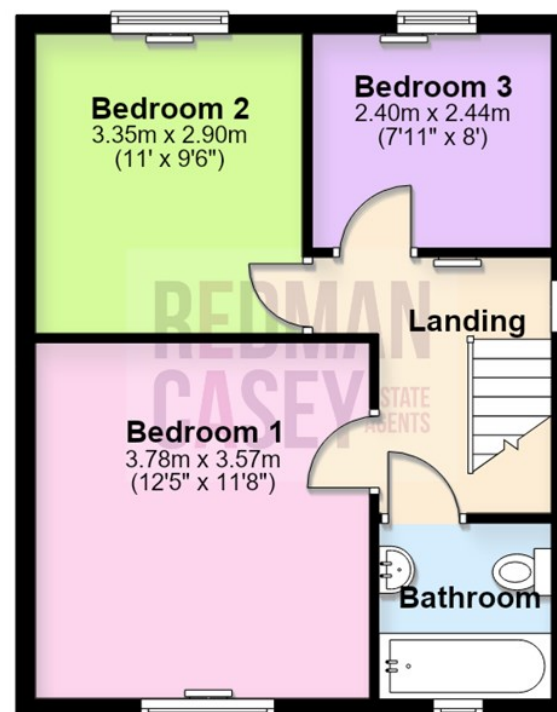
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

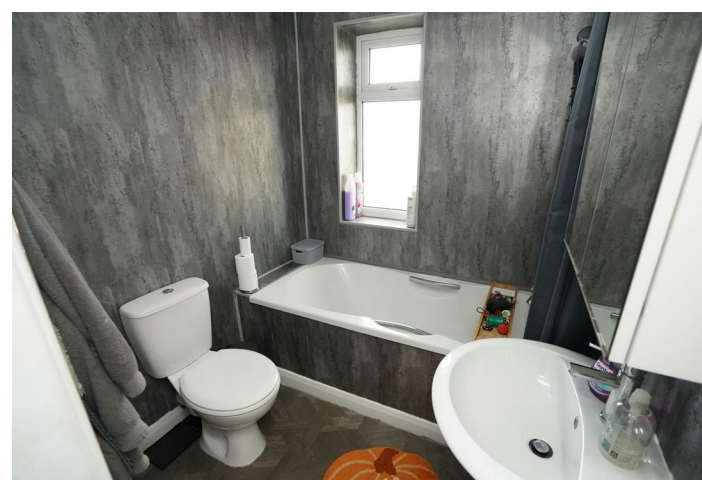


40 Nuttall Avenue, Horwich, Bolton, Greater Manchester, BL6 5QZ

Superbly presented three bedroom semi detached property. Offering excellent family accommodation with two reception rooms, modern fitted kitchen and bathroom, large south west facing rear garden and extensive block paved double driveway parking to the front. Loft converted to useful store room. Ideally located for schools, shops, playing fields. Viewing is essential to appreciate.

Offers In The Region Of £220,000





Located in a cul de sac position, with excellent access to local schools, shops and playing fields. The property comprises:- Entrance hall, lounge, dining room, fitted kitchen with built in appliances. To the first floor there are three bedrooms and bathroom with three piece luxury suite. Useful loft room access via a pull down ladder providing fantastic storage or play room or office. Outside there is a large garden to the rear with lawn and patio area, to the front there is an extensive block paved driveway parking area. Viewing is highly recommended to appreciate all on offer.

Hall
7'6" x 4'1" (2.29m x 1.25m)
Feature vertical radiator, carpeted stairs to first floor landing timber and glass balustrade, uPVC double glazed entrance door, door to:

Lounge
12'0" x 14'10" (3.66m x 4.51m)
UPVC double glazed window to front, radiator, open plan, door to built in under stairs cupboard.

Dining Room
10'11" x 9'0" (3.32m x 2.74m)
Radiator, laminate flooring, ceiling with recessed spotlights, double door, open plan, door to:

Kitchen
10'11" x 8'9" (3.32m x 2.66m)
Fitted with a matching range of pale grey base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with matching splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring hob with pull out extractor hood over, uPVC double glazed window to rear, Feature vertical radiator, laminate flooring, ceiling with recessed spotlights.

Landing
8'11" x 6'0" (2.73m x 1.83m)
Frosted double glazed window to side, feature vertical radiator with mirrored inserts, access via a pull down ladder to a boarded and plastered attic room with power and light connected, and velux window to rear, door to:

Bedroom 1
12'5" x 11'9" (3.78m x 3.57m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with mirrored sliding doors, hanging rails and shelving, radiator.

Bedroom 2
11'0" x 9'6" (3.35m x 2.90m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'10" x 8'0" (2.40m x 2.44m)
UPVC double glazed window to rear, radiator.



Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, full height wet wall panelling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, UPVC panelled ceiling with recessed spotlights.

Outside

Front garden, block paved driveway front with car parking space for two cars with mature flower and shrub borders, enclosed by timber fencing to front and sides. Private rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, side gated access, timber garden shed and bar.