



**2-6 Beech Avenue, Horwich, Bolton, Greater Manchester, BL6 6LU**

**For Sale - 3 Bedroom Semi Detached - £112,500**

**No. 6 Beech Avenue, 3 Bed semi-detached lovely home.**

No. 6 Beech Avenue, Horwich. This recently redecorated and beautifully finished and updated house is an ideal family/first time buyer home, for someone looking for extra space. DG, GCH. Recently carpeted, plastered and painted throughout.

Lounge: 5.13m into staircase x 3.80m/16'10" into staircase x 12'6"

Gas fire with wooden surround, door leading to:

Brand new Kitchen/Diner: 4.16m x 2.93m/13'8" x 9'7"

Overlooking back garden, slate effect laminate floor. walls cladded and quartz tile detail. There is also a walk in larder/storage room with light and window 1.25m x 1.09m/4'1" x 3'7"

Landing: Spindled bannister, access to loft.

Bedroom 1: 3.81m x 3.05m/12'6" x 10' into recess. Overlooking front garden.

Bedroom 2: 3.05m x 2.92m/ 10' x 9'7" into recess. Overlooking back garden. (Not overlooked)

Bedroom3: 2.70m x 1.98m/ 6'5" x 5'3" Overlooking front. is a walk in



dressing room at the moment

Bathroom: 1.95m x1.61m/ 6'5" x 5'3"

Three piece suite, mosaic effect flooring, tiled walls. mosaic splashback and detail. frosted double glazed window. Overlooking back garden.

Outside: Front garden, lawn with shrubs and driveway for car. Path down paved at side leading to:

Rear garden, quite big, south facing, enclosed, patio and lawn with borders lovely trees and storage shed.

You MUST view to appreciate this unique house!

**Please note** - These property details have been provided by the advertiser of the property, and not Move on the net. As Move on the net is a publisher and not an estate agent it does not accept any responsibility regarding the accuracy or otherwise of the property details given. Always check the details before agreeing to purchase and ensure the services of a qualified Solicitor are used before the purchase of any property.

All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

### Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Shed
- ✓ South facing garden
- ✓ Patio
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to front
- ✓ Driveway
- ✓ Not overlooked
- ✓ Double glazing
- ✓ Galleried landing
- ✓ Lounge
- ✓ Dressing room
- ✓ Bathroom
- ✓ Dining kitchen