

81 Brazley Avenue, Horwich, Bolton, Lancashire, BL6 6LT



## Offers In The Region Of £149,995

A semi detached residence with 3 beds, spacious lounge, kitchen diner, shower room, useful loft room, exceptional sized rear garden, with gas central heating and double glazed windows in good decorative order throughout with internal viewing essential to fully appreciate.

- 3 Bedrooms
- Off Road Parking
- Modern Kitchen & Shower Room
- Useful Loft Space
- Good Sized Rear Garden
- Close To Amenities



A semi detached residence on Brazley Avenue, Horwich, Bolton. This is an ideal first time buy or family home with versatile accommodation throughout with exceptional sized rear gardens, off road parking to the front and located within proximity to Middlebrook retail park, the village centre of Horwich that offers cafes, restaurants, local shops and businesses. The property benefits from gas central heating, double glazed windows, off road parking, 3 bedrooms, shower room, loft room, lounge and kitchen diner. Internal inspection is recommended to fully appreciate this spacious home in good decorative order throughout.

**Lounge 12'4" x 18'1" (3.76m x 5.50m)**

Spacious lounge with double glazed window to front elevation stairs rise to upper level, wall mounted radiator, power points, door to kitchen diner, feature fireplace with living flame gas fire with ornate surround.

**Kitchen/Diner 10'8" x 18'1" (3.25m x 5.50m)**

Access from the lounge to kitchen diner with an ample range of wall and base units with contrasting work surfaces, power points, breakfast bar, plumbed for washing facilities, space for fridge freezer, integrated oven & grill with 4 hob gas burner and overhead extractor, double glazed windows to side and rear elevations, inset sink with mixer tap, laminate flooring, door to rear.

**Landing**

Stairs rise to upper level, double glazed window to side aspect, doors lead to further accommodation, stairs rise to loft room.

**Bedroom 1 12'3" x 12'4" (3.73m x 3.75m)**

Double glazed window to front elevation, fitted wardrobes providing storage and hanging space. power points, wall mounted radiator.

**Bedroom 2 7'8" x 9'4" (2.34m x 2.84m)**

Double glazed window to rear overlooking the rear garden and patio areas, power points, wall mounted radiator.

**Bedroom 3 7'8" x 8'5" (2.34m x 2.56m)**

Double glazed window to rear, power points, wall mounted radiator.

**Shower Room**

Shower cubicle, low level W.C. vanity wash basin with under storage, double glazed frosted window, tiled floor, tiled elevations

**Loft Room 10'3" x 12'9" (3.13m x 3.88m)**

Stairs rise from first floor landing to loft room with velux window, wall mounted electric radiator, storage into the eaves.

**Outside**



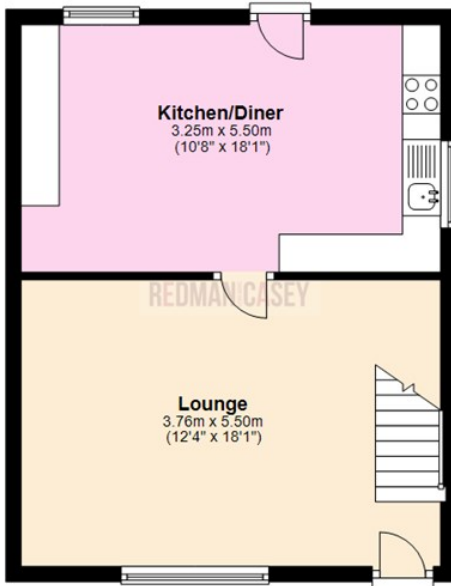
To the front a drive way providing off road parking for one car, with tiered patio and wooden panelled fencing and hedges to border.

To the rear a stone flagged patio area stepping up to a gravel bedded and lawned section with a further tier gravel bedded with surrounding traditional fencing as border.



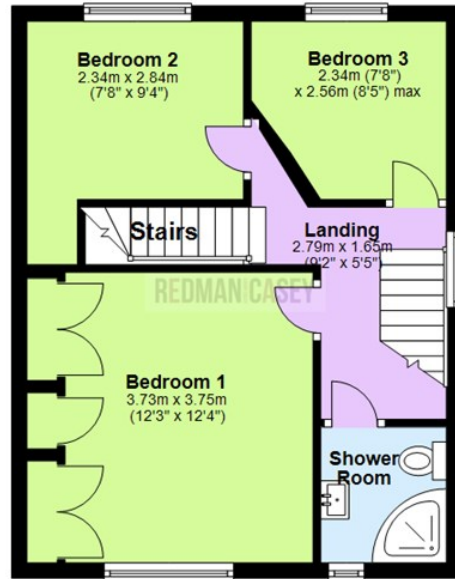
### Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



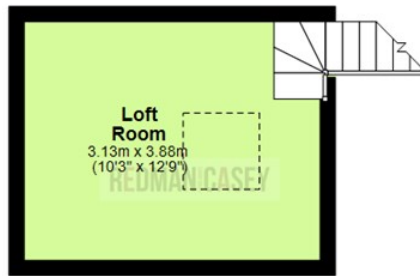
### First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



### Second Floor

Approx. 12.2 sq. metres (130.9 sq. feet)



Total area: approx. 90.3 sq. metres (971.9 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>70</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>64</b>	<b>65</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

