

14 Brazley Avenue, Horwich, Bolton, Lancashire, BL6 6LG



Offers In The Region Of £129,000

A spacious semi detached home with 4 beds, 2 reception rooms, good sized rear garden, gas centrally heated bathroom, rear porch, storage, W.C., hall and landing. An opportunity for some eager buyers to put their own stamp on a good sized property within easy reach of local amenities.

- 4 Bedrooms
- Good Sized Rear Garden
- Downstairs W.C.
- 2 Receptions
- Close To Amenities
- Gas Centrally Heated



A spacious property situated on Brazley Avenue, Horwich with hall, W.C., lounge, dining room, good sized kitchen, porch, storage, landing leading to four bedrooms and a three piece bathroom suite. Externally there are well proportioned gardens to the front and rear. The property benefits from gas central heating and is located within easy reach to regarded schooling, amenities, motorway access, Middelbrook Retail park, train station and local bus routes and the ever popular village centre of Horwich bustling with local businesses, shops, restaurants, cafes, pubs and wine bar. Early viewing is highly recommended to fully appreciate the accommodation on offer.



Hall

Entrance hall with doors leading to further accommodation and the W.C. stairs rise to upper level.

WC

Access from the hall with low level W.C., vanity wash basin, glazed window.

Kitchen 15'2" x 9'3" (4.63m x 2.82m)

Access from the hall kitchen with sink, fitted units, space for cooker, power points, plumbed for washing facilities, space for fridge freezer, window to rear, access to rear porch.

Porch

Access from the kitchen, doorway to storage, door to rear.



Storage

wall mounted gas fired central heating boiler.

Dining Area 11'5" x 11'5" (3.48m x 3.49m)

:Open plan from the lounge, access from hall, bay window to front elevation, power points, ample space for dining, wall mounted radiator.

Lounge 11'5" x 15'3" (3.49m x 4.64m)

Open plan from the dining room, window to front elevation, wall mounted radiator, power points, feature fireplace.



Landing

Stairs rise to upper level, doors lead to further accommodation, window to side aspect.

Bedroom 1 11'9" x 12'1" (3.58m x 3.69m)

Good sized double room with window to front aspect, space for wardrobes, power points, wall mounted radiator.

Bedroom 2 11'3" x 8'9" (3.42m x 2.67m)

Another double room with window to front aspect, space for wardrobes, power points, wall mounted radiator.

Bedroom 3 9'1" x 12'6" (2.76m x 3.80m)

Accessed off the landing with window to rear, space for wardrobes, power points, wall mounted radiator.



Bedroom 4 9'1" x 9'3" (2.77m x 2.82m)

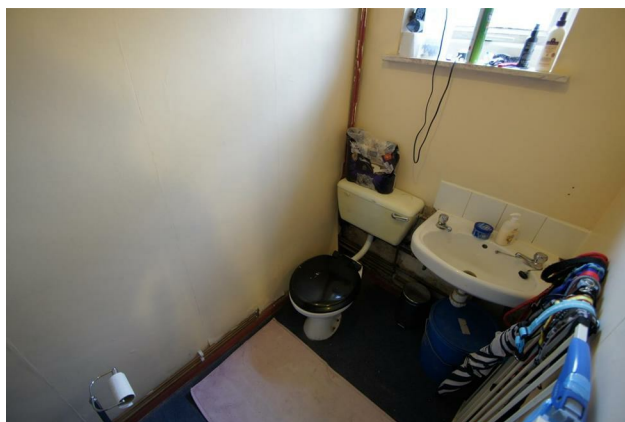
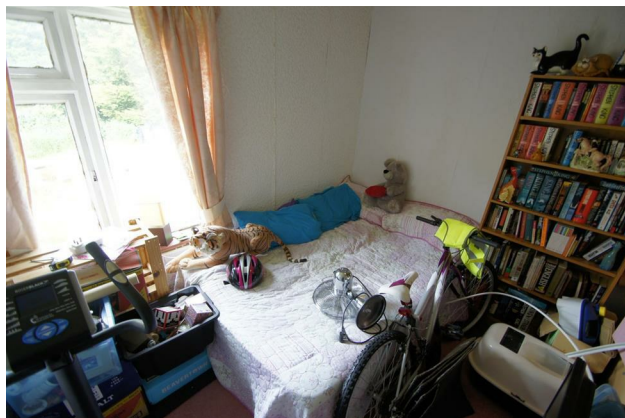
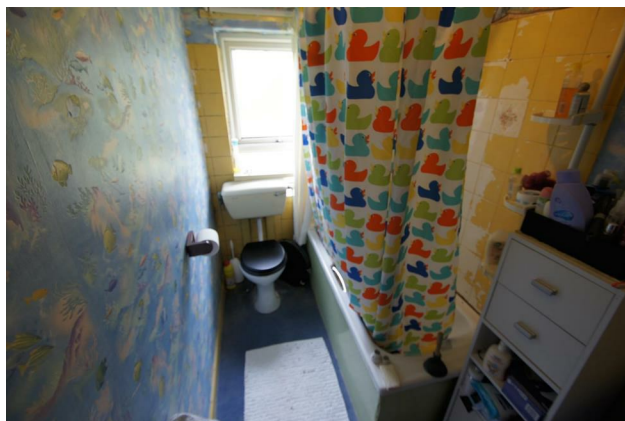
Accessed off the landing with window to rear, power points, wall mounted radiator, space for wardrobes.

Bathroom

Three piece suite with panelled bath, low level W.C., vanity wash basin, splash back tiling, frosted window.

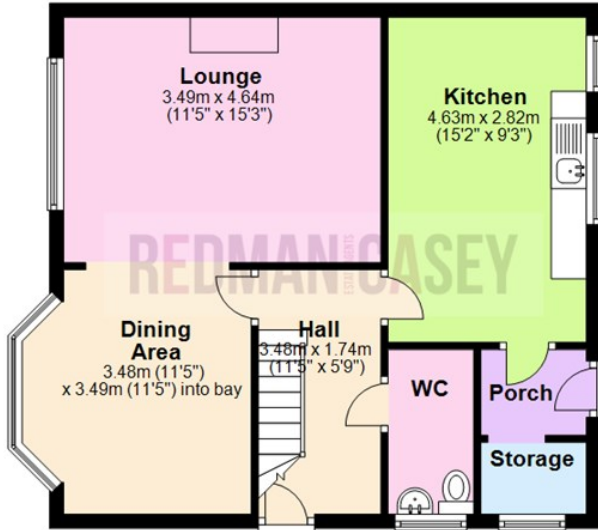
Outside

To the front aspect a garden area with traditional fence to border with access down the side leading to rear garden with a good sized lawned area with plants and foliage.



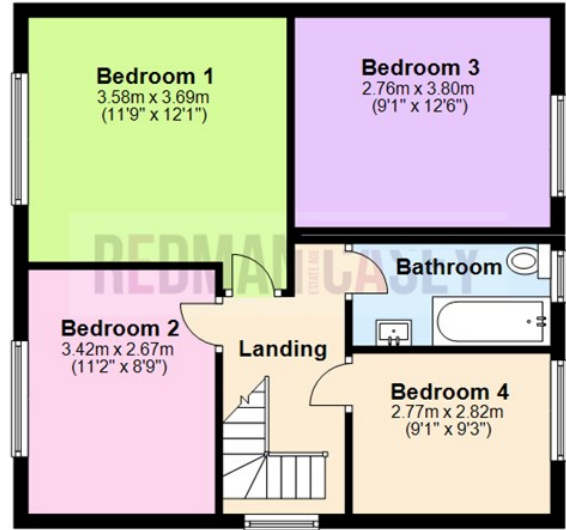
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 104.7 sq. metres (1127.1 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) 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		
	72	85
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		
	68	82
England & Wales	EU Directive 2002/91/EC	

