

9 Makinson Ave, Horwich, Bolton, Greater Manchester, BL6 6NA

**Price £129,995**

- 4 Bedrooms
- Fitted Kitchen/Diner
- Gardens to Front and Rear
- PVCu Double Glazing
- Extended to Side and Attic
- Play Room / Downstairs Bedroom 5



### Entrance Hall

Built-in under-stairs storage cupboard, double radiator, laminate flooring, carpeted stairs to first floor landing, door to:

### Lounge 13'4" x 11'8" (4.07 x 3.55)

PVCu double glazed bay window to front, fireplace, feature high flat panel radiator, laminate flooring.

### Fitted Kitchen/Diner 13'4" x 12'0" (4.06 x 3.66)

Fitted with a matching range of base and eye level units with worktop space over, wine rack, glazed display unit, corner display shelf, 1 1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, plumbing for dishwasher, space for fridge and range, PVCu double glazed bay window to rear, ceramic tiled flooring, ceiling with recessed spotlights, door to:

### Pantry

Built-in storage cupboard with shelving, PVCu frosted double glazed window to rear.

### Hallway

Radiator, laminate flooring, open plan to Play Room / Bedroom, door to:

### Cloakroom

PVCu frosted double glazed window to rear, ceramic tiled flooring.

### Play Room / Bedroom

Window to front, double radiator, laminate flooring, door to:

### Utility Room 6'1" x 5'5" (1.85 x 1.66)

With worktop space, plumbing for washing machine, space for freezer and tumble drier, PVCu double glazed window to rear, PVCu glazed entrance door to garden.

### Bedroom 1 11'10" x 12'0" (3.61 x 3.66)

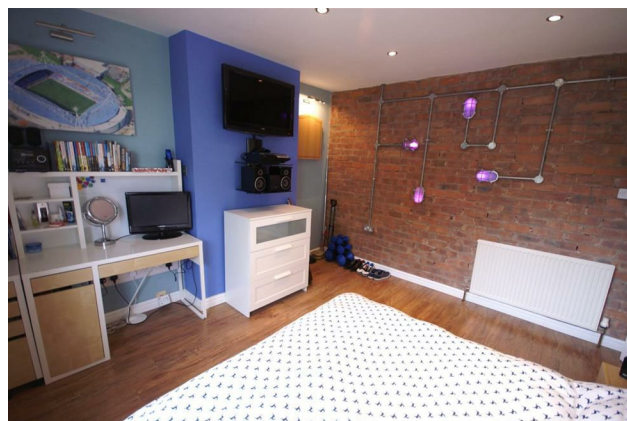
PVCu double glazed window to rear, built-in boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water and built-in single wardrobe(s) with hanging rails and shelving, radiator, TV aerial point.

### Bathroom

Three piece white suite comprising panelled bath with shower over and telephone style mixer tap, wall mounted wash hand basin with tiled splashback and low-level WC, PVCu frosted double glazed window to rear, PVCu double glazed window to side, radiator.

### Study 7'6" x 8'7" (2.29 x 2.62)

PVCu double glazed window to front, carpeted stairs to second floor landing.



**Bedroom 2 11'10" x 11'10" (3.61 x 3.61)**

PVCu double glazed window to front, radiator, laminate flooring, Feature exposed brick wall, tv ariel point.

**Landing**

Door to Storage cupboard.

**Master Bedroom 12'6" x 9'7" (3.81 x 2.92)**

Two double glazed velux window skylights with blackout blinds, skylight, double radiator, telephone point, cable TV point, door to:


**Bedroom 4 6'9" x 8'11" (2.07 x 2.73)**

Double glazed velux window skylight with blackout blind, radiator, door to:

**Outside**

Front garden, enclosed by mature hedge to front and sides with lawned area, paved paths. Enclosed by timber fencing and hedge to rear and sides, timber decking area with lawned area and flower and shrub borders beds, timber garden shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	