



Tenure: Freehold

Council Tax Band: A

EPC Rating: D

AINSWORTH AVENUE, HORWICH

- Three Bedroom Semi-Detached Home
- Three Reception Rooms with Open Plan Kitchen
- Blank Canvas - Ready for New Owner to Put Their Own Stamp On It
- Elevated Position with Tiered Low Maintenance Garden

OIRO £155,000



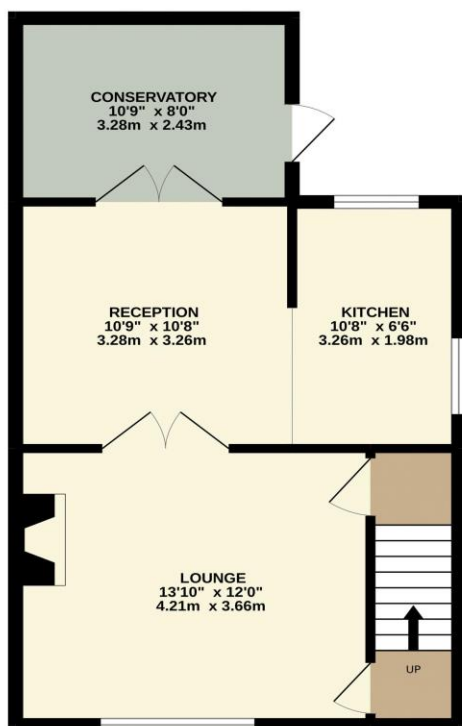
Regency



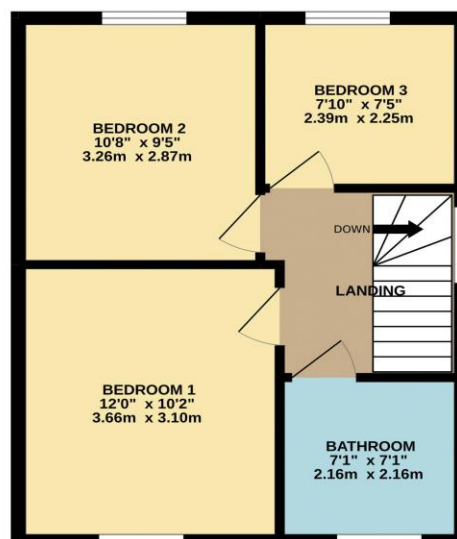
**** SPACIOUS SEMI-DETACHED HOME WITH HUGE POTENTIAL **** Three Reception Rooms - Popular Horwich Location - Elevated Plot with Tiered Garden - Spacious Elevated Plot - No Chain & Vacant Possession - Open to Sensible Offers A fantastic opportunity to purchase this three bedroom semi detached home situated on the quiet and popular Ainsworth Avenue, Horwich. The home has been well maintained and is ready for new owners to move in and put their own stamp on it and reconfigure to suit their needs. It is ideally located a short drive to the centre of Horwich offering excellent amenities, pubs and restaurants, the M61 motorway, Horwich Parkway Train Station & Town Centre. It is also within walking distance to local bus routes and Middlebrook Retail Park and offers fantastic views over the surrounding countryside, it really is the best of both worlds! The home comprises; entrance into the hallway, to the front there is a well sized lounge with folding doors into the open plan kitchen/diner with range of wall and base units. There is conservatory extension to the rear with access to the garden. Upstairs there are three double bedrooms overlooking the front and rear and complimented by by a tiled three piece bathroom with bath and overhead shower. Externally to the front there is a steps up from the road to the front door and to the rear a well sized tiered low maintenance garden receiving sun long into the evening. There is ample on road parking to the front. Semi detached homes very rarely come on the market for sale in Horwich at this price. This property will not be around for long! Call the office to arrange a viewing ASAP!



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements