

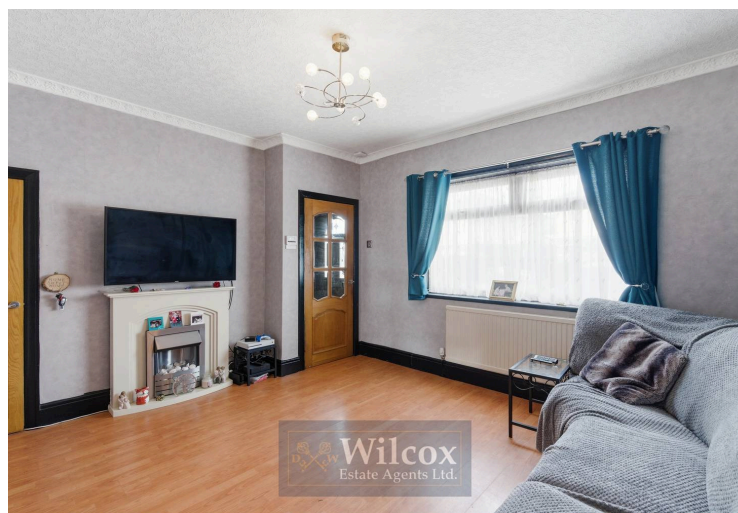


## 32 Nuttall Avenue, Horwich

£210,000 Freehold

Three bedroom semi detached property • Two reception rooms • Driveway at front • Large rear garden • Potential to extend STPP • Walking distance to local amenities • Close to good schools both primary and secondary • Five minutes from Horwich train station • Close to Middlebrook Retail Park • Close to Rivington Pike

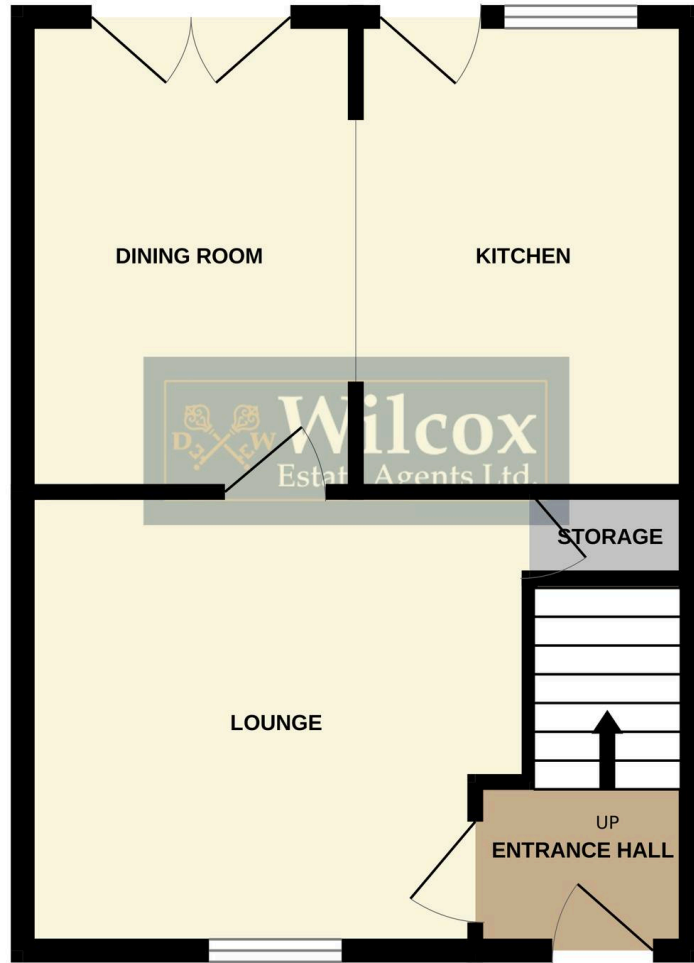




This well presented three bedroom semi detached house offers an excellent opportunity for families and professionals seeking a spacious and versatile home in a highly sought after location. The property welcomes you with a driveway at the front, providing convenient off road parking for multiple vehicles. Inside, the accommodation is thoughtfully arranged to maximise space and comfort, featuring two generous reception rooms. The main living room is bright and airy, ideal for relaxing or entertaining guests, while the second reception room offers flexibility for use as a formal dining area, playroom or home office, depending on your needs.

The kitchen is fitted with a range of wall and base units, with ample workspace and storage, making it practical for every-day cooking and family life. Upstairs, there are three well proportioned bedrooms, each offering plenty of natural light and space for furniture, making them suitable for both children and adults. The family bathroom is modern and functional, with a contemporary suite comprising a bath with shower over, wash basin and WC. One of the key features of this property is its potential to extend (subject to planning permission), offering scope for future growth and the ability to create additional living space to suit your requirements.

GROUND FLOOR



1ST FLOOR





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