



*Vale Avenue*

Horwich

**Miller Metcalfe**  
*Every step of the way*

# Vale Avenue

Horwich

Terraced



2



1

EPC Rating - C

\*\*\* FANTASTIC FIRST TIME BUY \*\*\* TWO BEDROOM SEMI DETACHED, LARGE REAR GARDEN \*\*\*

Boasting an abundance of immaculately presented indoor and outdoor living space, this is the ideal opportunity for a couple or growing family looking to make their move to a highly desirable and family-friendly area of Horwich. With keys features such as the large garden to the rear and serving as a blank canvas property, this truly is not a property to miss out on!

No more than a few minutes walk or drive from local amenities, schools, commuter routes and network links.

To the ground floor, the property briefly comprises; entrance hall with stairs to the first floor, and access to lounge. The reception room provides access to under stairs storage and in turn gives access into the kitchen diner, where doors to the rear can be found.

To the first floor; landing with doors to two double sized bedrooms and three-piece family bathroom.

Externally, the property boasts an enclosed laid to lawn garden, patio area and gated access to the front. To the front, laid to lawn garden and gated access to the rear. For more information or to arrange a viewing, please contact our sales office at your earliest convenience.

O2 - High

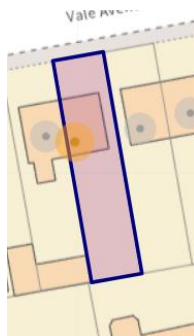
BROADBAND  
Basic 15 Mbps  
Superfast 47 Mbps  
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

TENURE  
Freehold

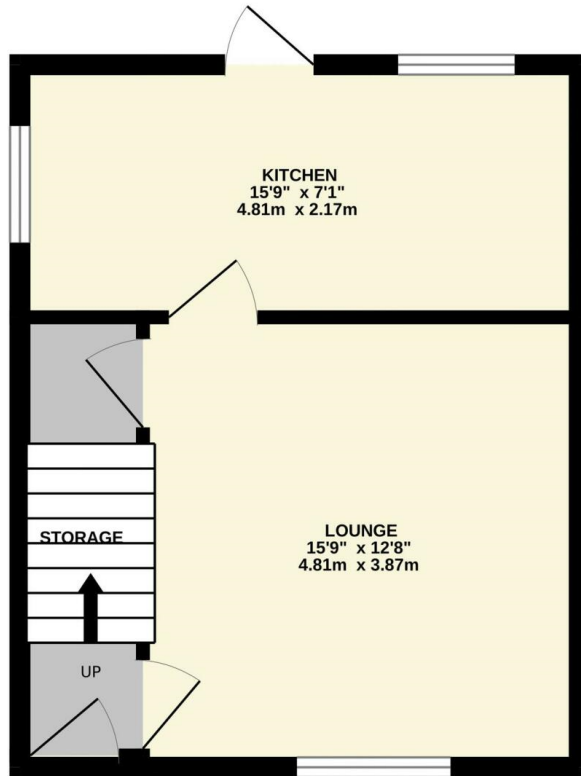
COUNCIL TAX  
Band: A  
Annual Price: £1,306

MOBILE COVERAGE  
EE - Low  
Vodafone - High  
Three - Medium

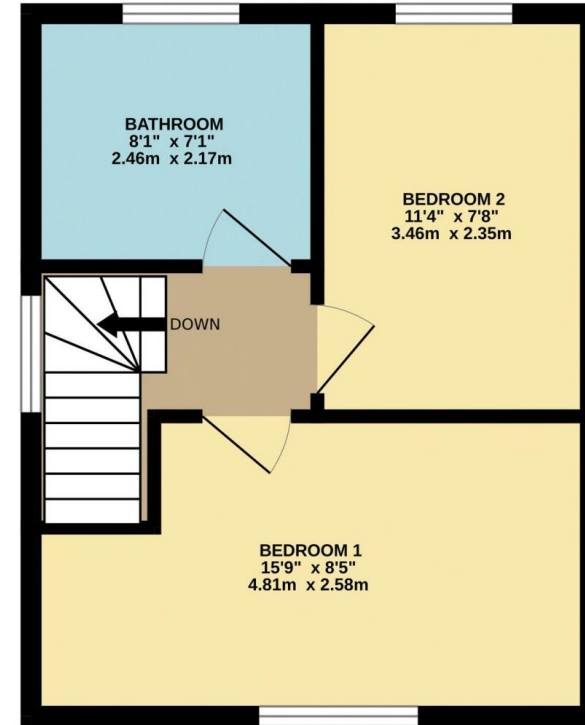




GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.