



Hughes Avenue, Horwich, Bolton

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached bungalow, tucked away in a peaceful cul-de-sac in the highly sought-after area of Horwich. Set on a generous plot and finished to an exceptional standard throughout, this immaculate family home offers stylish, versatile living with the added benefit of underfloor heating and a stunning open-plan layout. The property is ideally positioned just moments from the scenic Rivington Pike and its surrounding countryside walks, making it perfect for families who enjoy the outdoors. Horwich itself boasts a range of excellent local amenities including shops, supermarkets, and well-regarded schools. For commuters, the property offers superb travel links with Horwich Parkway train station nearby, regular bus services, and easy access to the M61 motorway, connecting to Bolton, Preston, Manchester, and beyond. Middlebrook Retail Park, with its array of dining, leisure, and shopping options, is also just a short drive away.

As you step inside, you're greeted by a welcoming entrance hall that flows through to a practical boot room with access to a convenient WC—ideal for busy family life. The hallway continues on to a newly installed utility room and the first of the well-sized bedrooms, currently used as bedroom three. At the heart of the home lies the breathtaking open-plan lounge/kitchen/diner, a truly impressive space with vaulted ceilings, exposed wooden beams, and a skylight that bathes the room in natural light. The kitchen itself is finished to a high standard with integrated appliances including a fridge/freezer, dishwasher, oven, and microwave, and a central island complete with breakfast bar. The layout is ideal for both relaxing and entertaining, offering dedicated zones for dining and lounging, with stunning bi-folding doors opening seamlessly out to the rear garden patio. Off this main living space is a separate hallway that leads to the remaining bedrooms on the ground floor, providing privacy and flexibility. The master bedroom boasts a luxurious en-suite shower room, while a stylish three-piece family bathroom with an over-the-bath shower completes the ground floor accommodation.

Externally, the property continues to impress. To the front, a large driveway provides parking for multiple vehicles, accompanied by a neatly maintained front lawn that adds to the home's kerb appeal. The generous rear garden is a peaceful haven, bordered by mature trees and shrubs for added privacy. A spacious patio area offers the perfect spot for outdoor dining or entertaining, with steps leading down to a well-kept lawn that enjoys plenty of sunlight throughout the year.

This truly is a fantastic family home, beautifully finished and ideally located for both comfort and convenience. Early viewing is highly recommended to appreciate all it has to offer.



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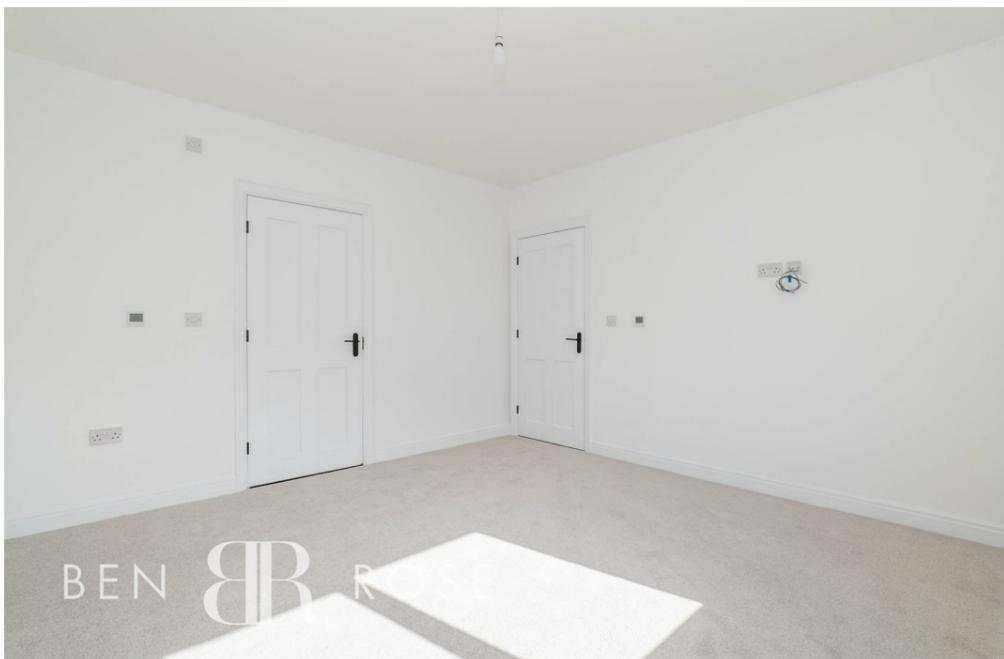
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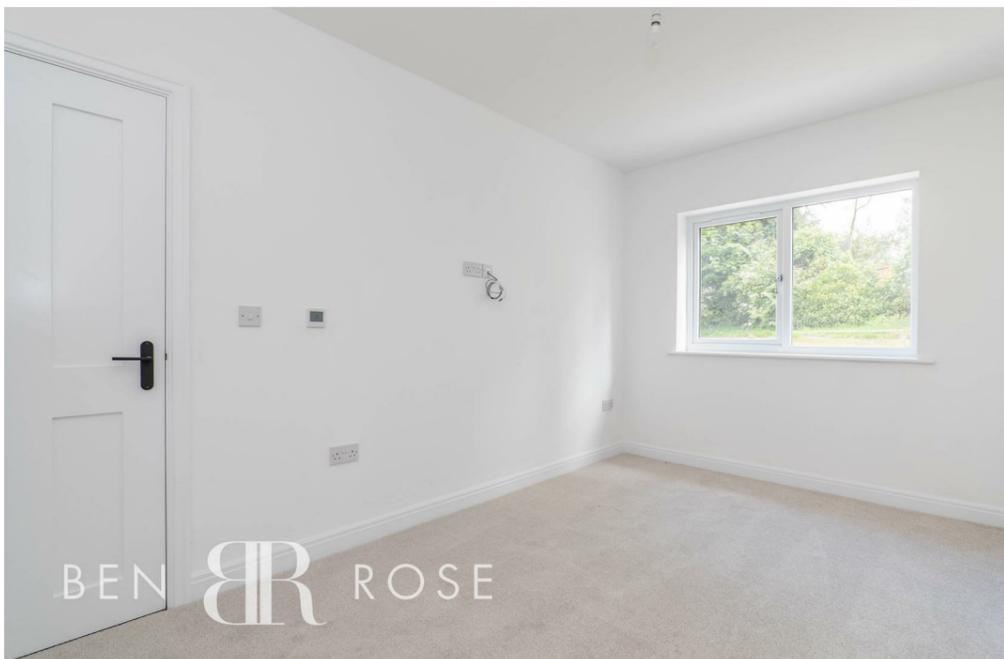


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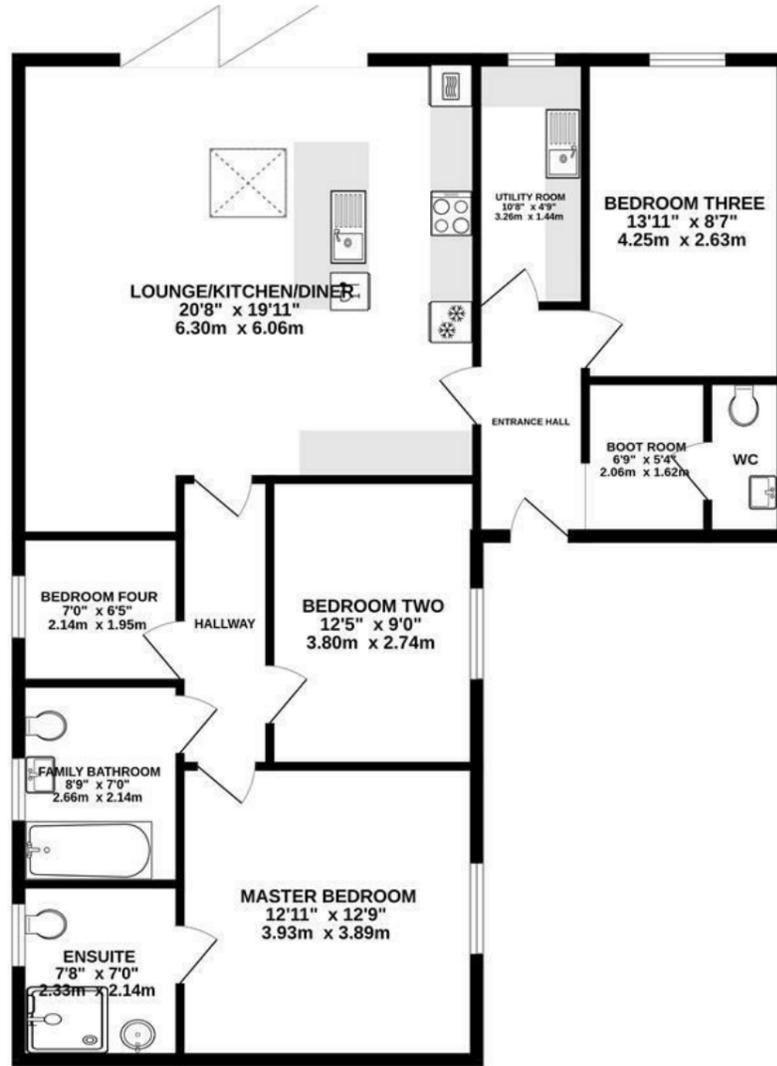


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GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.

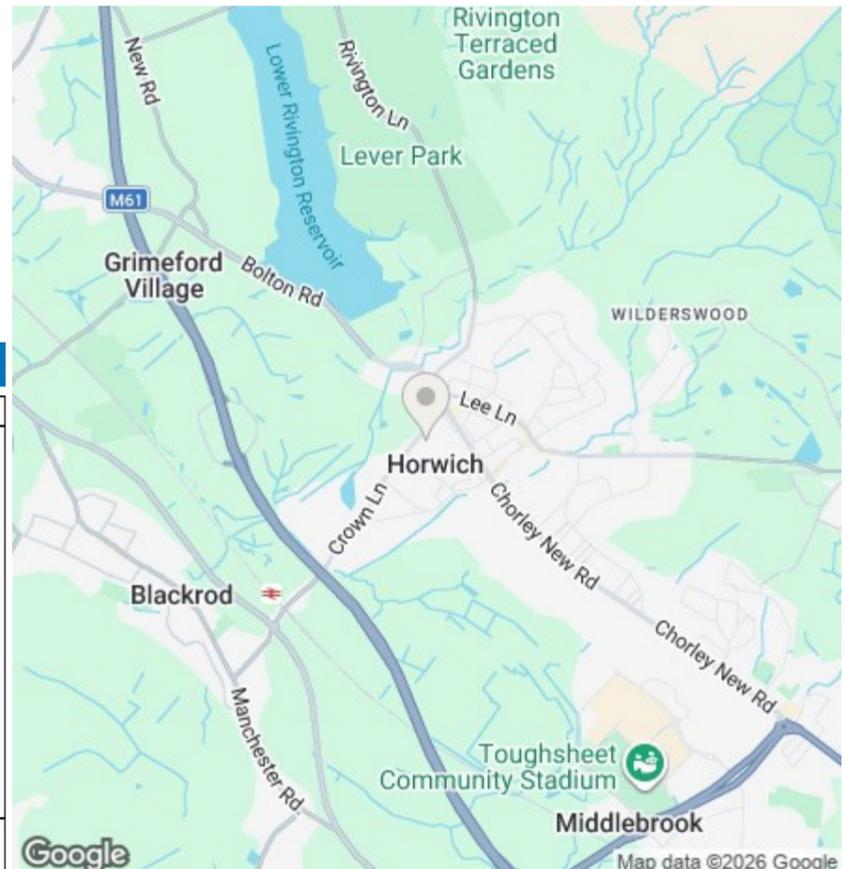


TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



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		
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		
England & Wales	EU Directive 2002/91/EC	