

**23 Avonhead Close, Horwich, Bolton, Greater Manchester, BL6 5QD**



## **Offers In The Region Of £320,000**

An extended four bed detached residence offered with no onward chain with hall, study, W.C., lounge, open plan kitchen/living/diner, utility, four bedrooms, en-suite bathroom and additional family bathroom, double garage, drive, garden and patio to rear, viewing essential.

- 4 Bedrooms
- Open Plan Kitchen/Living/Diner
- Double Garage
- En-suite
- No Chain
- EPC Rating



Positioned on Avonhead Close, Horwich this extended four bed detached home offered with no onward chain, offering a wealth of versatile living accommodation comprising, hall, lounge, W.C., study, open plan kitchen living diner, utility, four bedrooms with en-suite facilities and a family bathroom. Outside there is a driveway and double garage to the front aspect, with patio and raised lawn to the rear. The property is located within easy reach to local train station, motorway access, Middlebrook retail park, regarded schools and the village centre of Horwich. For the Ramblers and dog walkers the ever popular Rivington Pike and Winter Hill are within distance. Internal inspection is highly recommended to fully appreciate the overall accommodation on offer.

### Hall

Entrance hallway with doors lead to further accommodation, stairs rise to upper level, under stairs storage, wall mounted radiator, power points.

### Study 10'3" x 6'10" (3.12m x 2.08m)

Access from the hall to study with windows to side aspect, power points, wall mounted radiator.

### WC

Low level W.C., pedestal mounted vanity wash basin, tiled floor, partial tiled elevations, wall mounted radiator, frosted window to side aspect.

### Lounge 12'7" x 16'3" (3.83m x 4.96m)

Spacious lounge with multi-fuel wood burner set in fireplace, double glazed bay window to front elevation, power points, wall mounted radiator.

### Kitchen Living Diner 10'11" x 29'11" (3.34m x 9.11m)

Access via hall to open plan kitchen living diner extended to the rear with a fitted kitchen with wall and base units with contrasting marble work surfaces, splash back marble and tiling tiling. Integrated oven, grill and microwave, separate hob, integrated dish washer, space for fridge freezer, inset sink with mixer tap, fitted Quooker instant hot water tap, power points, double glazed window to rear, door to utility, tiled flooring with under floor heating open plan to further tiled area offering space and functionality, bi-folding doors to rear.

### Utility 5'8" x 6'11" (1.72m x 2.10m)

Access from kitchen area with base units with inset sink, power points, plumbed for washing facilities, power points, tiled floor, frosted window to side aspect, door to side aspect.

### Landing

Stairs rise to upper level, doors lead to further accommodation.



**Bedroom 1 15'0" x 10'1" (4.58m x 3.07m)**

Good sized double room with with power points, wall mounted radiator, double glazed window, space for free standing or built in wardrobes, door to en-suite bathroom.

**En-suite Bathroom**

Access from master bedroom with low level W.C., panelled bath with shower over and screen, wall mounted heated towel rail, under floor heating, tiled floor, partial tiled elevations, double glazed frosted window.

**Bedroom 2 9'8" x 13'3" (2.95m x 4.03m)**

Access off the landing with power points, wall mounted radiator, double glazed window, space for free standing or built in wardrobes.

**Bedroom 3 11'9" x 8'8" (3.59m x 2.63m)**

Good sized room with double glazed window, power points, wall mounted radiator, space for wardrobes.

**Bedroom 4 8'7" x 10'10" (2.61m x 3.31m)**

Double glazed window, power points, storage cupboard, wall mounted radiator.

**Bathroom**

Tiled panelled bath with mixer tap, inset fitted TV, tiled floor with under floor heating, wall mounted radiator, low level W.C. vanity wash basin, double glazed frosted window, tiled elevations.

**Outside**

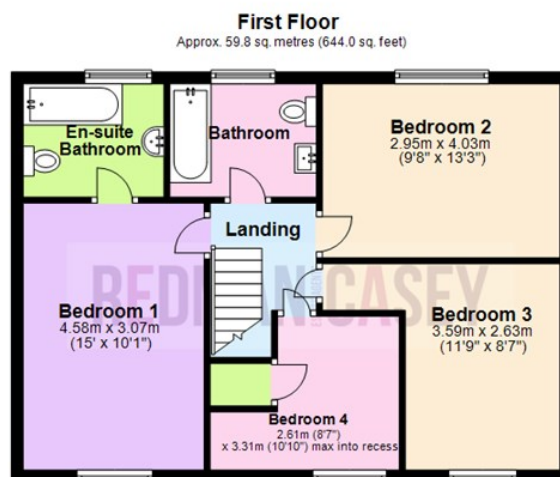
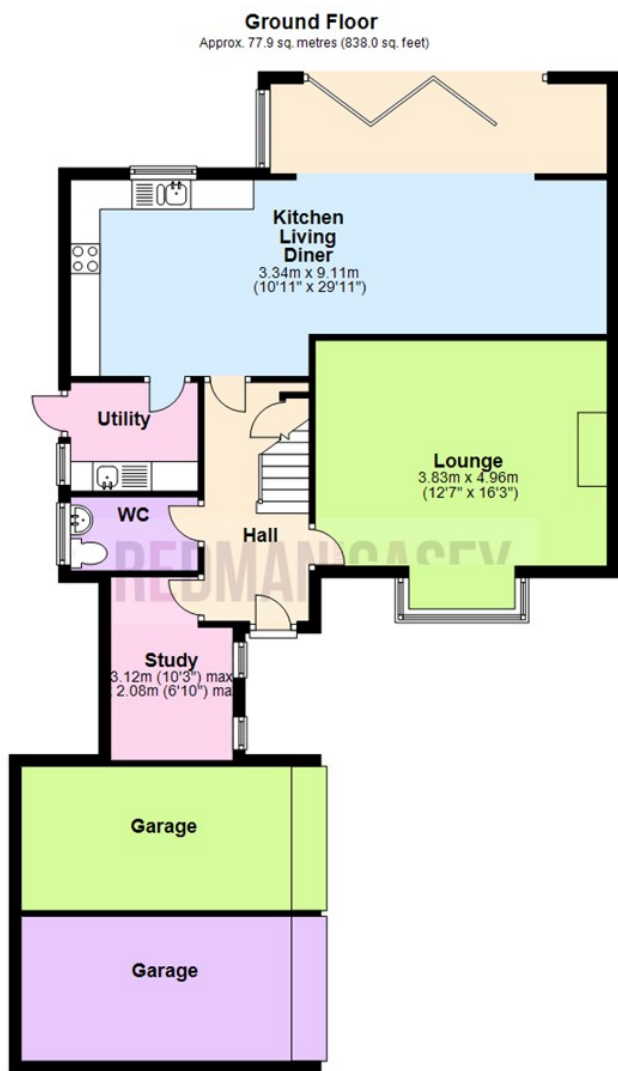
To the front a flagged area and driveway leading to double garage with two separate up and over doors providing potential off road parking or storage.

To the rear a flagged area rising to elevated lawn with soil bedded areas and seasonal plants and foliage.

**Garage**

Up and over door.





Total area: approx. 137.7 sq. metres (1482.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

