REDMAN CASEY ESTATE AGENTS

46 Avonhead Close, Horwich, Bolton, Lancashire, BL6 5QD

Offers Over £400,000

Spacious extended 4/5 bedroom detached property, situated in a superb residential location close to local shops, schools and all local amenities. Extended kitchen diner and family room to the rear is an ideal space for entertaining and family time. It also has the added benefits of being close to local rail station and M61 motorway links offering easy access to Manchester. This spacious property offers flexible living, and is sold with vacant possession and no onward chain.
This property is highly recommended for viewing to appreciate all that is on offer.

- 4/5 Bedroom Detached
- Off Road Parking
- Double Glazing
- No Chain
- Double Garage
- Extended
- Gas Central Heating
- Vacant Possesion
- Flexible Accommodation
- Enclosed Rear Garden

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Amazingly spacious 4/5 bedroom extended detached property, this property offers flexible living accommodation over two floors. The property is situated in a desirable residential location, close to all major transport links, schools, shops and amenities, With the added benefit of being close to Rivington Country Park. The property comprises:- Entrance hall, office space, lounge, cloakroom, extended dining kitchen and family room, extra lounge which can also be bedroom 5 as it has a full en-suite. and double garage. To the first floor there are four double bedrooms the master being en suite and a family bathroom. The outside has off road parking to the front for unto four vehicles, and a fully enclosed rear garden with patio seating area offering a peaceful secluded space. Fully double glazed and gas central heating. Offered with vacant possession and no onward chain. This property is a must to view to appreciate all that is on offer and the space plus flexibility this property offers.

Entrance Hall
UPVC opaque double glazed window to front, radiator, stairs, door to:

Lounge 11'10" x 14'10" (3.60m x 4.53m)
Box window to side, double radiator.

Office 6'10" x 8'11" (2.08m x 2.71m)
UPVC double glazed box window to side, uPVC double glazed window to front, radiator, door to:

Cloakroom
UPVC opaque double glazed window to side, heated towel rail.

Kitchen/Dining Room 12'1" x 23'11" (3.69m x 7.29m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic worktop space over, butler style sink unit with mixer tap set in island, space for fridge/freezer, cr and range cooker, two uPVC double glazed windows to rear, two hardwood double glazed velux skylight, two double radiators, radiator, door to Storage cupboard, uPVC double glazed entrance double door to rear, door to:

Bedroom 5 / Lounge Area 9'9" x 14'7" (2.97m x 4.44m)
UPVC double glazed window to rear, radiator, door to:

En-suite
Three piece suite comprising wash hand basin, shower enclosure with folding glass screen and low-level WC, uPVC double glazed window to side, heated towel rail.

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Utility Room 5'8" x 6'8" (1.72m x 2.02m)
Fitted with a matching range of base and eye level units with worktop space over with cornice trims, stainless steel sink unit, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, uPVC double glazed window to side, window to rear, single radiator, uPVC double glazed opaque entrance door to side, door to:

Bedroom 1 11'10" x 15'1" (3.60m x 4.60m)
Window to side, radiator, door to:

En-suite
Three piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, shower cubicle with glass screen and low-level WC, uPVC opaque double window to side, heated towel rail.

Bedroom 2 15'7" x 9'0" (4.74m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 3 14'9" x 9'0" (4.50m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 4 6'10" x 11'1" (2.08m x 3.38m)
UPVC double glazed window to side, radiator.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin, shower with above and glass screen and low-level WC, tiled splashbacks, uPVC double glazed window to side, heated towel rail.

Landing
Door to Storage cupboard, door to:

Garage
Up and over door, open plan to:

Garage
UPVC opaque double glazed window to side, Up and over door.

Outside Front
Patterned concrete driveway leading to double garage and front entrance door..

Outside Rear
Enclosed rear garden laid mainly to lawn with patio area and covered patio relaxing area, mature planting and shrubs.

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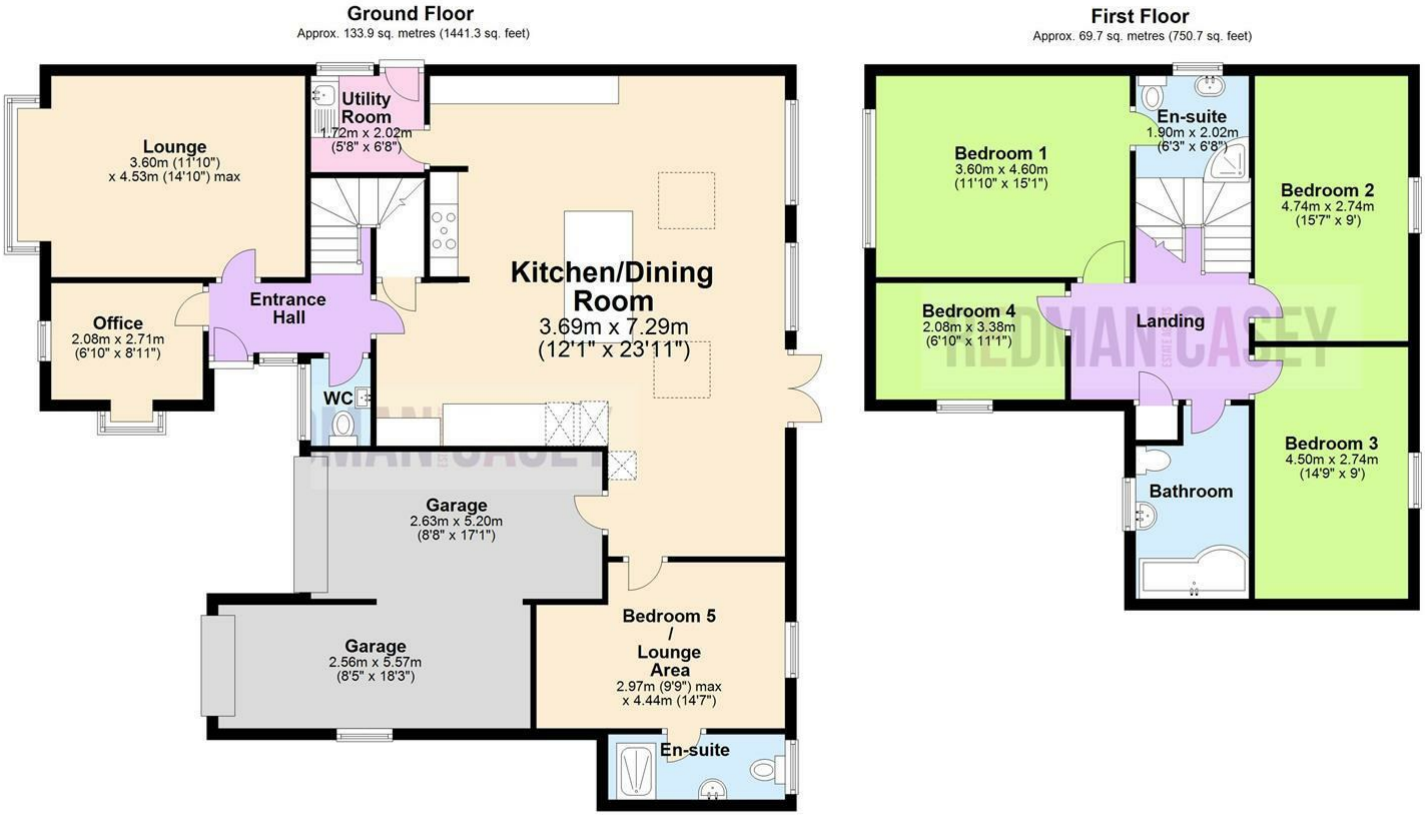
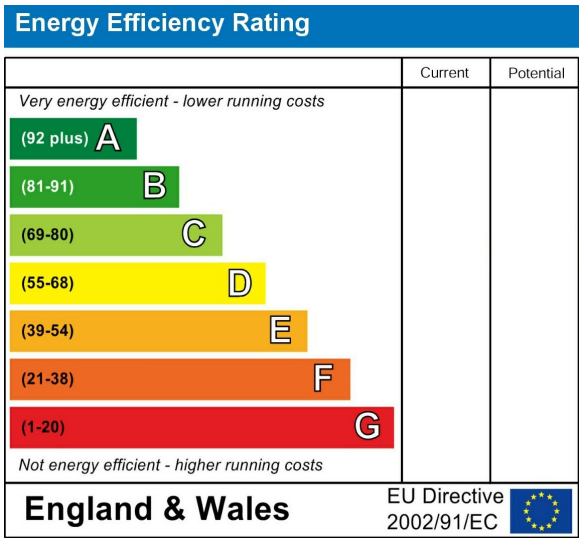
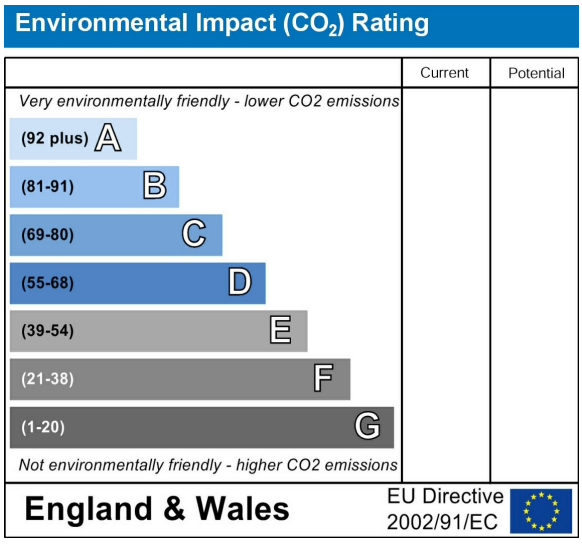


Total area: approx. 203.7 sq. metres (2192.1 sq. feet)

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 being 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.





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