

5 Gloucester Avenue, Horwich, Bolton, BL6 6NF



**Offers In The Region Of £200,000**

Deceptively spacious extended 2 bedroom semi detached property. Sold with no onward chain and vacant possession the property also benefits from a large rear garden with workshops. Internally the property offers spacious accommodation with large open plan L shaped lounge diner fitted kitchen and sun room. to the first floor there are two double bedrooms and shower room. Outside there is off road parking to the front and enclosed gardens to the rear. Viewing is essential to appreciate all that is on offer.

- Extended Semi Detached
- Large Kitchen
- No Chain
- EPC Rating
- Spacious Lounge
- Extensive Rear Garden
- Vacant Possession
- Council Tax Band A



Ideally located for access to local amenities, shops and schools this extended semi detached property offers excellent accommodation which comprises : Entrance hall, spacious lounge open plan to dining area. extended fitted kitchen and sun room. To the first floor there are two double bedrooms both with built in / fitted wardrobes and shower room fitted with a three piece suite. Outside there are front gardens with off road parking and lawned area, to the rear is an extensive garden with a mixture of paved patio, lawned areas and gravel beds along with two aluminium greenhouses, two timber sheds and two large concrete sectional workshops all with power and light connected. Viewing is essential to appreciate all that is on offer.

### **Entrance Hall**

UPVC double glazed window to side, radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

### **Dining Area 9'11" x 5'11" (3.02m x 1.80m)**

UPVC double glazed window to rear, dado rail, coving to ceiling, open plan, door to built-in under-stairs storage cupboard,



### **Lounge 22'4" x 10'8" (6.81m x 3.25m)**

UPVC double glazed window to rear, window to front, Remote controlled living flame effect gas fire set in brick built surround and tiled hearth. two double radiators, dado rail, two wall lights, coving to ceiling.



### **Kitchen 21'4" x 7'2" (6.50m x 2.18m)**

Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, glazed display units, corner display shelf, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring, uPVC double glazed door to garden, open plan, door to:



### **Sun Room**

UPVC double glazed window to front, window to side, double radiator, ceramic tiled flooring, uPVC double glazed entrance door.

### **Landing**

UPVC frosted double glazed window to side, access to boarded loft space with pull down ladder and light connected, door to:



### **Bedroom 1 10'7" x 13'11" (3.23m x 4.24m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further two built-in single wardrobes, fitted matching dressing table, bedside cabinets and drawers, radiator, door to:

#### **Cupboard**

Built-in over-stairs storage cupboard with shelving.

### **Bedroom 2 11'5" x 10'2" (3.48m x 3.10m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rail and shelving, radiator.



#### **Shower Room**

Fitted with three piece white suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.



#### **Outside**

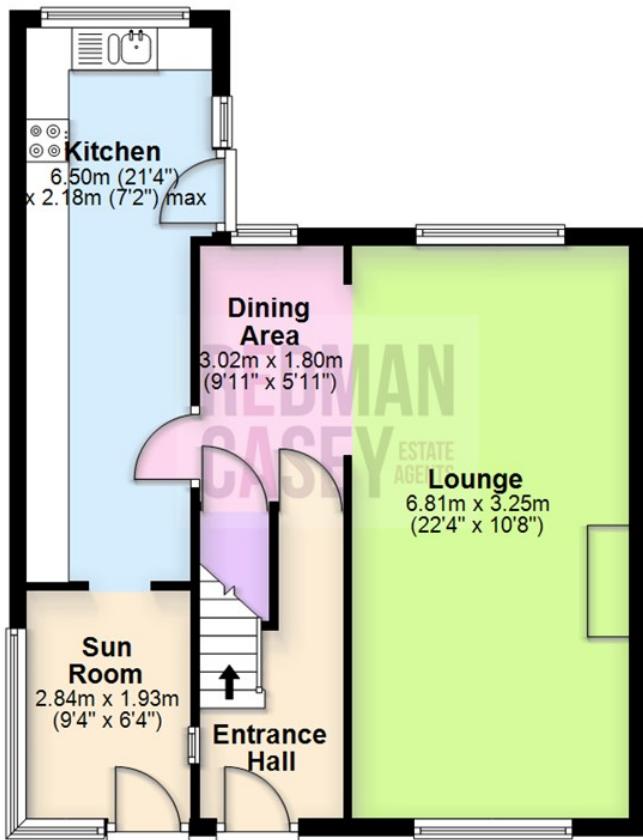
front garden, enclosed by dwarf brick wall and mature hedge to front and sides, paved driveway with lawned area and mature flower and shrub borders, wrought iron gated access.

Rear gardens large paved patio with paved pathway leading to a lawned area two aluminium greenhouses, timber garden shed with power and light connected, two large workshop buildings with power and light connected. rear gated access.



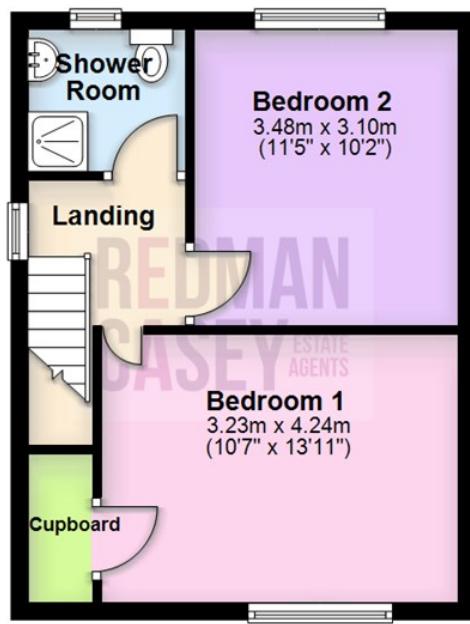
## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.7 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.

### Energy Efficiency Rating

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

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

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

