REDMAN CASEY ESTATE AGENTS

33 Avonhead Close, Horwich, Bolton, BL6 5QD

Offers Around £315,000

Three bedroom detached property in a very popular residential location at the head of a Cul-De-Sac. Easy access to local shops both secondary and primary schools and rail station giving easy commute to Manchester and Preston. This property benefits from double glazing, gas central heating, conservatory, great garden space with outdoor seating and entertaining area. off road parking and garage sold with vacant possession and no onward chain. Viewing highly recommended to appreciate all that is on offer.

- Detached
- Off Road Parking
- Consevatory
- Vacant Possession
- Council Tax Band D
- Three Bedroom
- Garage
- Gardens To Rear
- No Chain
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom detached property sold with vacant possession and no onward chain. Located in a very popular residential location at the head of a Cul-De-Sac. The property comprises:- Entrance hall, W.C. lounge, dining room, conservatory, Kitchen, utility room, garage. To the first floor there are three bedrooms the master having an En-Suite and a family bathroom. To the outside there is a driveway leading to front door and garage with a fully enclosed garden to the rear.
The property is close to local shops, secondary and primary schools and rail link to Manchester and Preston making commute easy. Benefiting from double glazing, gas central heating patio area in rear garden and entertaining area.
Viewing is highly recommended to appreciate the location, condition and all that is on offer.

Hallway
UPVC frosted double glazed window to front, radiator, stairs, :

WC
UPVC frosted double glazed window to front, radiator.

Lounge 14'8" x 12'2" (4.47m x 3.72m)
Electric fire set in feature timber Adam style surround, double radiator, uPVC double glazed sliding entrance door to rear.

Conservatory
UPVC frosted double glazed window to side, uPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double opaque entrance double door to side, :

Dining Room 10'2" x 9'7" (3.10m x 2.92m)
UPVC double glazed window to rear, two radiators.

Kitchen 7'10" x 9'7" (2.38m x 2.92m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, polycarbonate sink unit with single drainer, mixer tap and acrylic tiled splashbacks, built-in, plumbing for, built-in eye level electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window, radiator, ceramic tiled flooring

Utility Room 7'10" x 4'10" (2.38m x 1.48m)
Matching range of base units, stainless steel sink with single drainer, plumbing for automatic washing machine, space for fridge/freezer, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed frosted entrance door to rear, door to Storage cupboard.

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Garage
Integral single with power and light connected, roof storage area, metal up and over door.

Storage cupboard.

Landing
UPVC double glazed window to side, radiator, :

Bedroom 1 10'4" x 13'4" (3.15m x 4.07m)
UPVC double glazed window to rear, Storage cupboard, range of wardrobes fitted wardrobe(s) with part full-length mirrored, hanging rails, shelving, overhead storage, cupboards and drawers, radiator, two double doors,

En-suite
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with over and glass screen and low-level WC, ceramic and tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Bedroom 2 7'11" x 10'0" (2.41m x 3.05m)
UPVC double glazed window to side, radiator.

Bedroom 3 7'5" x 9'11" (2.27m x 3.03m)
UPVC double glazed window to front, radiator, door to:

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point, uPVC frosted double glazed window to side, radiator.

Outside Front
Driveway leading to front door and garage.

Outside Rear
Mature garden with bridge across little stream and patio entertaining and dining area.

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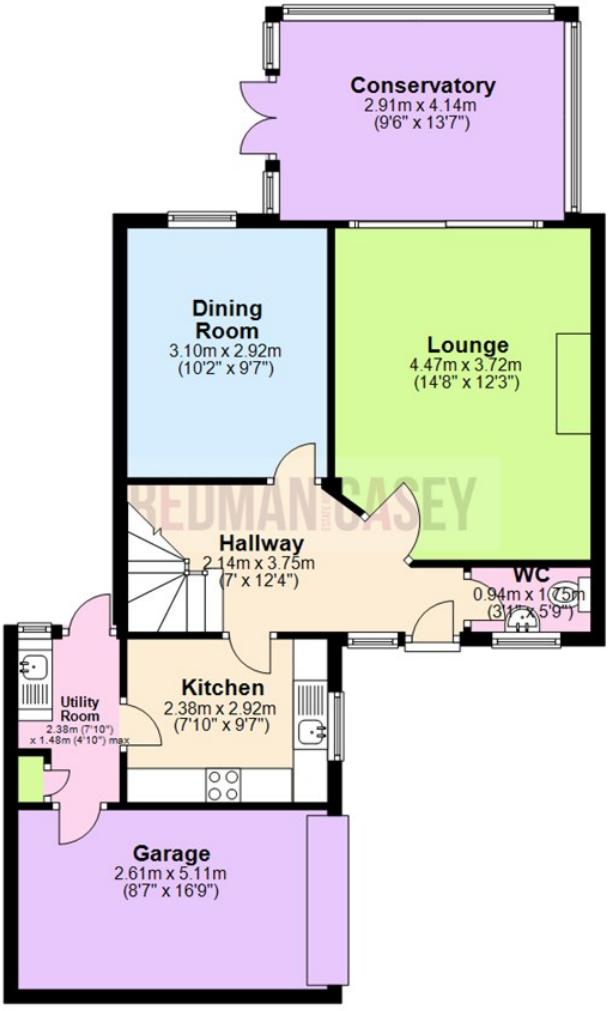
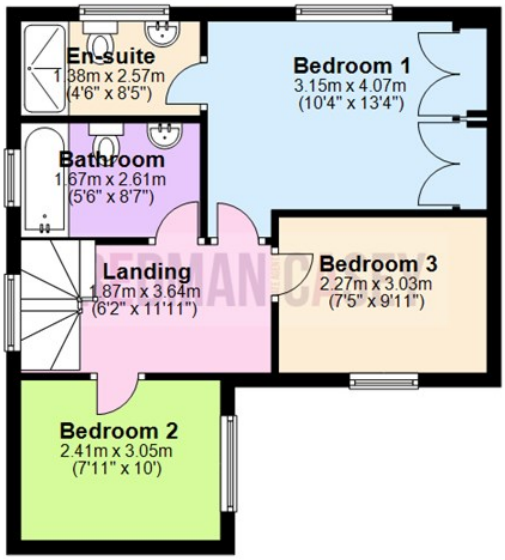
Ground Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



First Floor

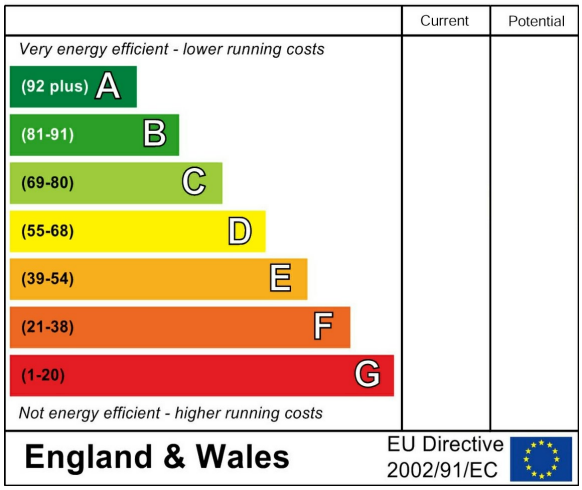
Approx. 42.2 sq. metres (454.4 sq. feet)



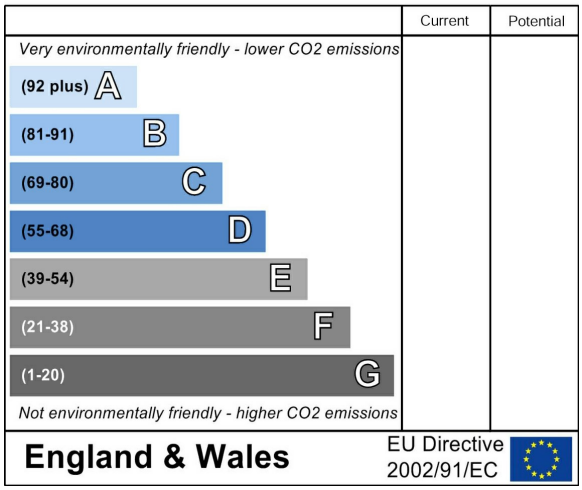
Total area: approx. 119.0 sq. metres (1281.1 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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