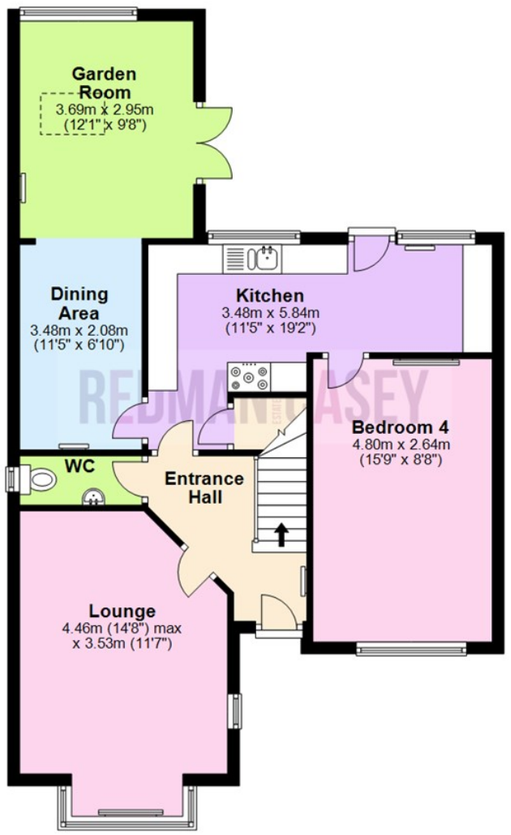
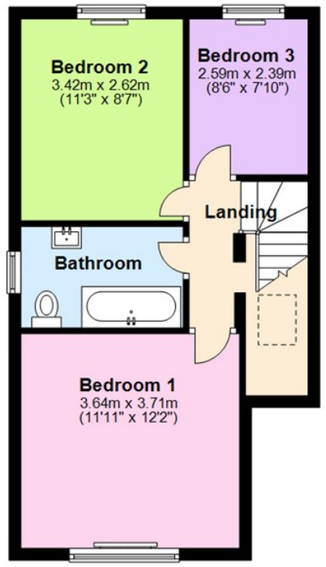
Ground Floor
Approx. 71.7 sq. metres (772.2 sq. feet)

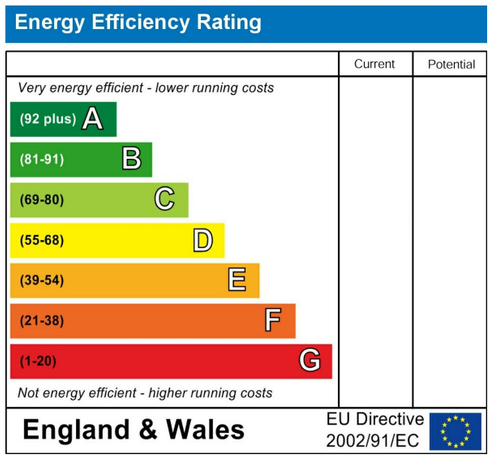


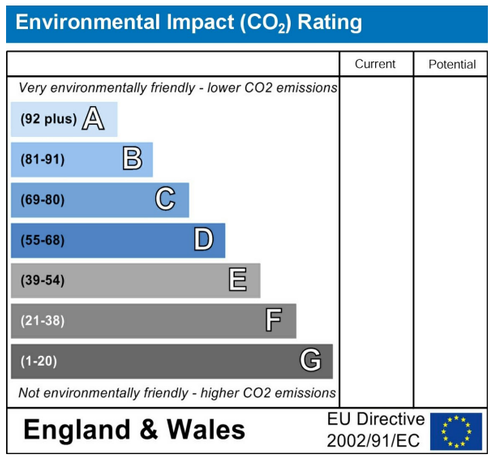
First Floor
Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 112.9 sq. metres (1214.7 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

51 Avonhead Close, Horwich, Bolton, Greater Manchester, BL6 5QD

Superbly presented and extended 4 bedroom detached home, the property has been extended and improved by the current owners to a high standard throughout and internal inspection is required to appreciate all that is on offer. Ideally located at the head of a cul de sac the property offers flexible accommodation with lounge, dining area garden room fitted kitchen and bedroom / second lounge and wc to the ground floor and three bedrooms plus bathroom to the first floor . Gardens to the rear and extensive block paved parking area with parking for 3-4 cars to the front sold with no chain and vacant possession.

Offers In The Region Of £330,000

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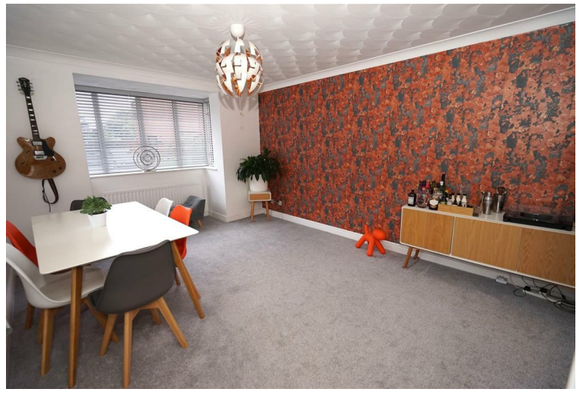

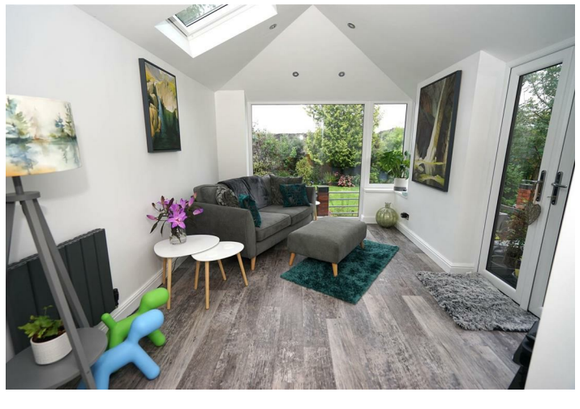

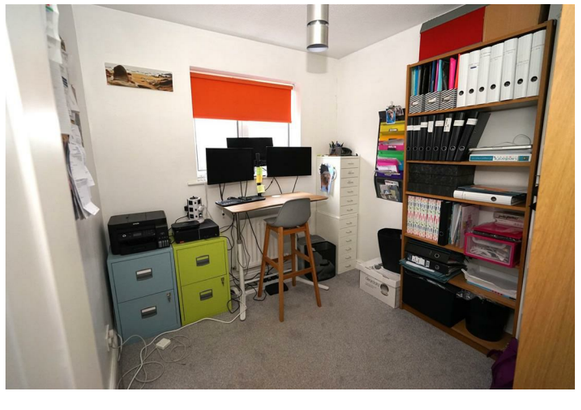

Ideally located for access to local amenities, sought after local schools, Horwich town centre and transport links for road and rail make this a property not to be missed. The property comprises, Entrance hall, lounge, dining area open plan to garden room, superb fitted kitchen, bedroom 4 / second lounge. wc. To the first floor there are three further generous bedrooms and stunning bathroom fitted with a modern 4 piece suite. Outside to the front there is a extensive block paved driveway with parking for 3-4 cars and to the rear a large paved sun patio with bridge leading over the stream to a well stocked family garden with flat lawned area and flower and shrub borders. Viewing is essential to appreciate the size and condition on offer and the property is sold with no chain and vacant possession.

Entrance Hall
Composite double glazed entrance door, radiator, carpeted stairs to first floor landing, door to:

Lounge
14'8" x 11'7" (4.46m x 3.53m)
UPVC double glazed box window to front, uPVC double glazed window to side, double radiator, coving to ceiling.

WC
UPVC frosted double glazed window to side, ceramic tiled flooring.

Kitchen
11'5" x 19'2" (3.48m x 5.84m)
Fitted with a matching range of bespoke grey base and eye level units with drawers and grey granite worktop space, 1+1/2 bowl under counter stainless steel sink unit with single drainer and mixer tap with Franke hot water tapglass feature splashbacks, integrated dishwasher, washing machine, space for fridge and freezer, Freestanding dual fuel range with extractor hood over, built-in microwave, wine cooler, two uPVC double glazed windows to rear, radiator, ceramic tiled flooring, Composite double glazed rear door to garden, door to built-in under-stairs storage cupboard, door to:

Bedroom 4
15'9" x 8'8" (4.80m x 2.64m)
UPVC double glazed window to front, double radiator.

Dining Area
11'5" x 6'10" (3.48m x 2.08m)
Radiator, karndean flooring, under floor heating, coving to ceiling, open plan to Garden Room, door to:

Garden Room
Remote electric velux skylight to side, feature large picture window overlooking rear garden, radiator, karndean flooring with under floor heating, vaulted ceiling with recessed LED spotlights, uPVC double glazed french doors to garden.

Landing
Velux skylight to front, door to:

Bedroom 1
11'11" x 12'2" (3.64m x 3.71m)
Window to front, radiator.

Bedroom 2
11'3" x 8'7" (3.42m x 2.62m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8'6" x 7'10" (2.59m x 2.39m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, window to side, tiled flooring.

Outside
Open plan front with flower and shrub beds, extensive block paved driveway to the front and side with car parking space for three four cars. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, timber garden shed with lawned storage and mature flower and shrub borders with floral bed, side gated access, bridge over stream to rear.

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