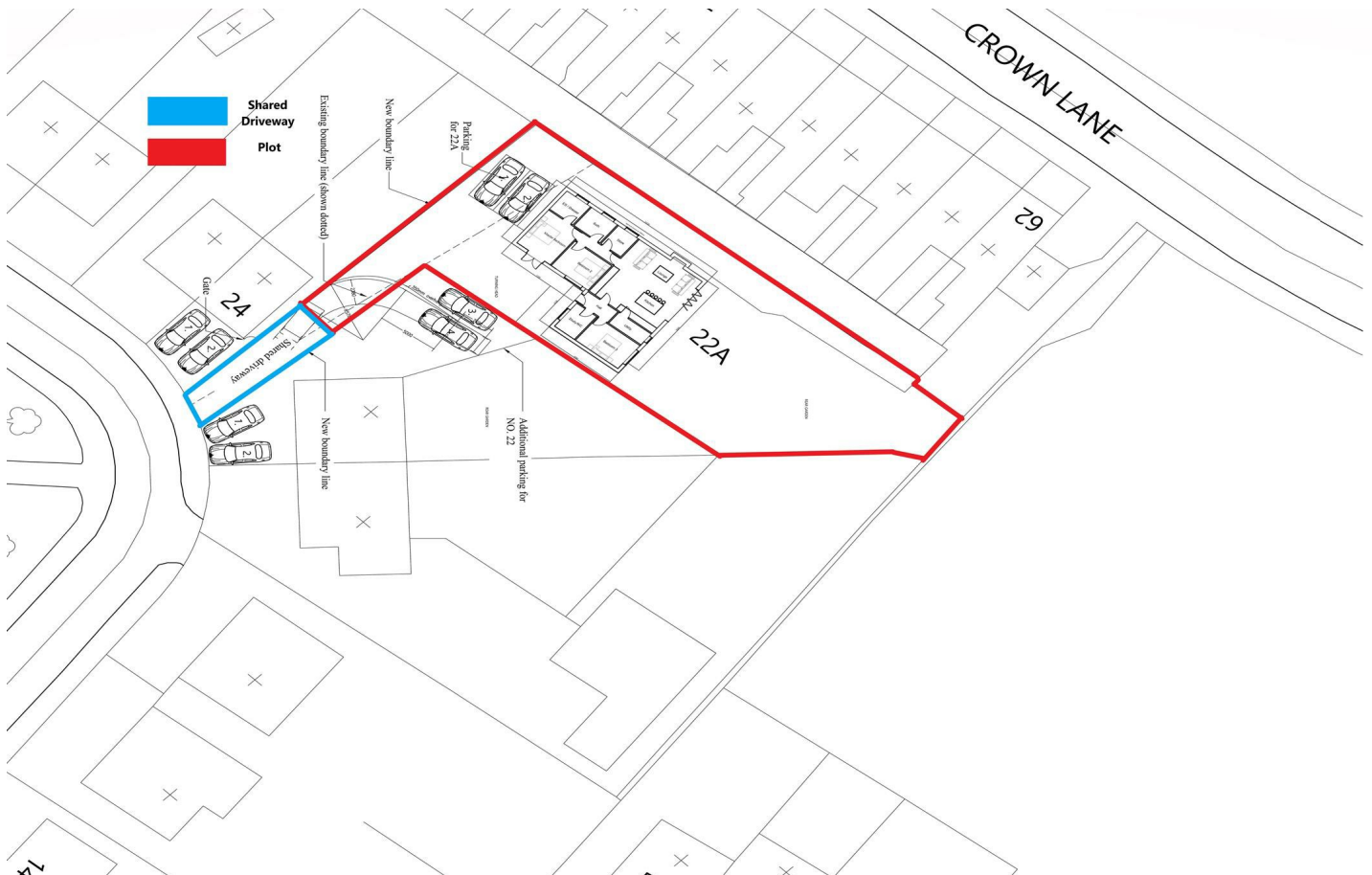


Land at 22 Hughes Avenue, Horwich, Bolton, BL6 7RA



£100,000

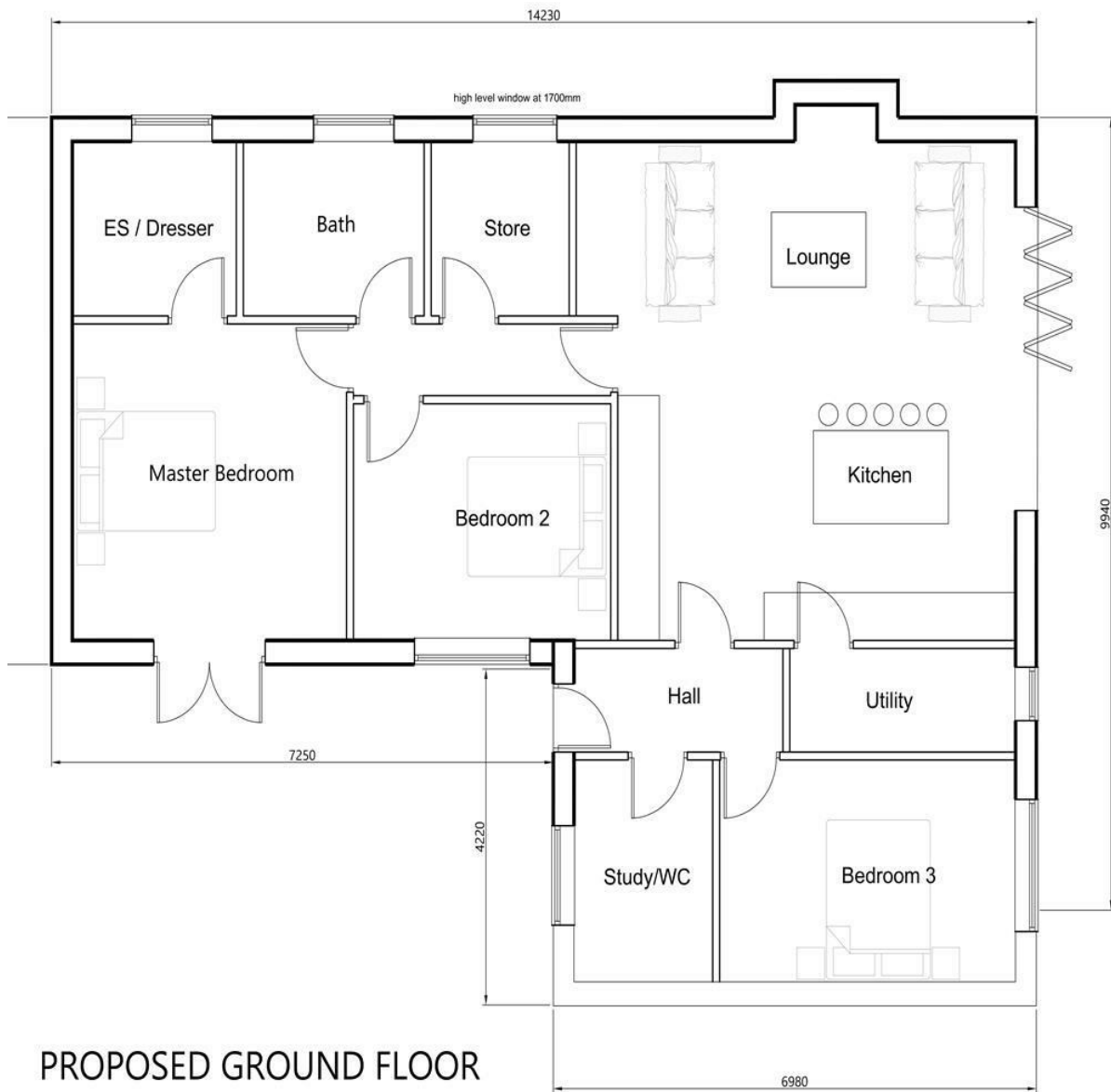
Superb opportunity to buy this fantastic building plot with planning for a detached 3 bedroom bungalow. Located on a small crescent and offering excellent gardens the planning details can be viewed on the Bolton Planning Portal using the code 15461/23. The property that is to be built features an open plan living kitchen, 3 generous bedrooms with dressing room / en-suite to master, utility room, office / cloaks wc and store room, family bathroom, parking for 2 cars and a generous garden. Viewing essential.

- Building Plot with Planning
- Plans for a 3 Bedroom Detached Bungalow
- Master with En suite or Dressing Room
- Parking for 2 Cars
- Generous Gardens
- Open Plan Lounge Kitchen Diner
- Office plus Store Room
- Viewing Essential










PROPOSED GROUND FLOOR PLAN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 