



Total area: approx. 155.3 sq. metres (1671.1 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.



**6 Avonhead Close, Horwich, Bolton, Lancashire, BL6 5QD**

Four bedroom extended detached property with four reception rooms, two bathroom and four bedrooms. Situated in a cul de sac on this highly popular residential estate ideally located for access to local shops schools and transport network for road and rail. Viewing is essential to appreciate all on offer.

**£320,000**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Deceptively spacious extended four bedroom detached property situated in a cul de sac on this highly popular residential estate the property offers fantastic family accommodation which comprises :- Entrance hall, w.c. lounge, fitted modern kitchen with built in and integrated appliances, utility room, play room dining rooms and sitting room, unique garden room with inset fireplace. To the first floor there are four bedrooms the master having fitted wardrobes and en suite shower room, family bathroom fitted with a modern white three piece suite. Outside there are open plan gardens to the front with extensive block paved driveway offering parking for 3 cars to the side leading to an integral garage. To the rear there are private enclosed gardens with patio and lawned areas. Ideally located for local schools, shops and transport network for road and rail. Viewing is essential to appreciate the size and condition on offer.

**Entrance Hall**  
Built-in under-stairs storage cupboard, laminate flooring, carpeted stairs to first floor landing, double glazed entrance door with matching side panel, door to:

**Lounge**  
11'3" x 18'5" (3.42m x 5.62m)  
UPVC double glazed leaded box window to front, uPVC double glazed leaded bay window to side, wall mounted living flame effect gas fire, double radiator, coving to ceiling with recessed spotlights.

**Kitchen**  
9'9" x 11'10" (2.98m x 3.60m)  
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher,

built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, door to:

**Utility**  
6'4" x 5'10" (1.94m x 1.79m)  
Fitted with a matching range of eye level units with contrasting worktop space with tiled splash backs, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side, radiator, vinyl flooring. Built in coffee machine, double glazed door to side, door to side.

**WC**  
UPVC frosted double glazed leaded window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

**Play Room**  
12'3" x 8'9" (3.73m x 2.66m)  
Laminate flooring with recessed spotlights, double door to Garden Room, bi-fold door to Dining Room, door to:

**Dining Room**  
12'4" x 8'5" (3.76m x 2.56m)  
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, laminate flooring, ceiling with recessed spotlights, door to:

**Garden Room**  
UPVC frosted double glazed window to side, twodouble glazed velux skylight, fireplace with brick built surround and dog basket grate in chimney, vaulted ceiling with recessed spotlights, open plan, door to:

**Sitting Room**  
14'5" x 8'9" (4.39m x 2.67m)  
UPVC double glazed window to rear, uPVC double glazed window to side, fireplace with slate hearth, solid fuel burner stove with glass door in chimney, radiator, ceiling with recessed spotlights, uPVC double glazed french doors to garden.

**Landing**  
UPVC double glazed leaded window to side, airing cupboard housing, factory lagged hot water cylinder, shelving, radiator, door.

**Bedroom 1**  
13'9" x 11'9" (4.19m x 3.57m)  
UPVC double leaded box window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving and drawers, further fitted single wardrobe(s), fitted matching bedside cabinet, radiator, ceiling with recessed spotlights, door to:

**En-suite**  
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring with under floor heating, ceiling with recessed spotlights.

**Bedroom 2**  
9'9" x 10'10" (2.96m x 3.30m)  
UPVC double glazed window to rear, radiator, door to:

**Bedroom 3**  
9'9" x 9'4" (2.96m x 2.85m)  
UPVC double glazed window to rear, uPVC double glazed window to front, radiator, coving to ceiling, door to:



**Bedroom 4**  
6'7" x 7'1" (2.00m x 2.16m)  
UPVC double glazed leaded window to side, built-in double wardrobe(s), radiator, double door, door to:

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboard under and mixer tap, WC with hidden cistern, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring, ceiling with recessed spotlights.

**Outside**  
Open plan front garden with lawned area and flower and shrub borders with floral bed, block paved driveway to the front and side leading to garage and space for three cars.

Rear garden, large paved sun patio, paved pathway with lawned area and mature flower and shrub borders, timber garden shed / summerhouse.

**Garage**  
Integral single garage with power and light connected, wall mounted gas boiler serving heating system and domestic cold water water tap.