REDMAN CASEY ESTATE AGENTS

50 Avonhead Close, Horwich, Bolton, BL6 5QD

£300,000

Well presented and deceptively spacious 3 bedroom detached true bungalow. Unique to this development the property offers spacious accommodation that has been expanded with a conservatory, excellent parking with 3 car driveway and double garage, ideally located for access to local amenities, schools and transport links. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- 3 Bedroom Detached True Bungalow
- Conservatory
- Double Garage
- EPC Rating C
- Spacious 19ft Lounge
- En Suite to Master
- No Chain
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly popular residential estate this property is unique as it is the only bungalow on this development and offers spacious accommodation throughout which comprises : Entrance hall, 19ft lounge, conservatory, fitted kitchen with built in appliances, 3 bedrooms, two with fitted wardrobes and the master having en suite shower room. family bathroom fitted with a three piece suite. Outside there is excellent parking provision with a large block paved driveway offering parking for 3 cars and a detached double garage. To the rear is a private garden with paved sun patio and lawned area. The property is ideally located for access to local amenities, schools and transport links for road and rail and is available with no onward chain and vacant possession.

Porch
Terracotta tiled flooring, hardwood glazed entrance double doors, door to:

Entrance Hall
Built-in linen cupboard with slatted shelving, radiator, door to:

Kitchen 12'10" x 9'11" (3.91m x 3.01m)
Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in eye level electric fan assisted double oven, four ring induction hob with pull out extractor hood over, window to side, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Lounge 19'1" x 10'11" (5.82m x 3.34m)
UPVC double glazed window to side, living flame effect gas fire set in timber surround and marble effect inset and hearth, double radiator, coving to ceiling, uPVC double glazed patio door, door to:

Conservatory
Half brick construction with uPVC double glazed windows, double glazed roof and power connected, two windows to side, two windows to rear, laminate flooring, uPVC double glazed door to garden, door to:

Bedroom 1 11'5" x 9'9" (3.48m x 2.98m)
UPVC double glazed window to rear, built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator, door to:

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En-suite
Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under, shower enclosure and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, vinyl flooring.

Bedroom 2 9'2" x 9'9" (2.79m x 2.98m)
UPVC double glazed window to front, two built-in double wardrobes, radiator.

Bathroom
Fitted with three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, vinyl flooring.

Bedroom 3 8'11" x 6'9" (2.72m x 2.06m)
UPVC double glazed window to front, radiator, laminate flooring.

Double Garage
Detached double garage with power and light connected, eaves storage space water tap, uPVC double glazed window to front, up and over door double width driveway to the front leading to garage and car parking space for three cars with remote-controlled electric up and over door.

Outside
Double width block paved driveway to the front leading to double garage and car parking space for three cars, lawned area with paved pathway to sides with gated access to rear. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio, side gated access with lawned area and mature flower and shrub borders. Outside tap.

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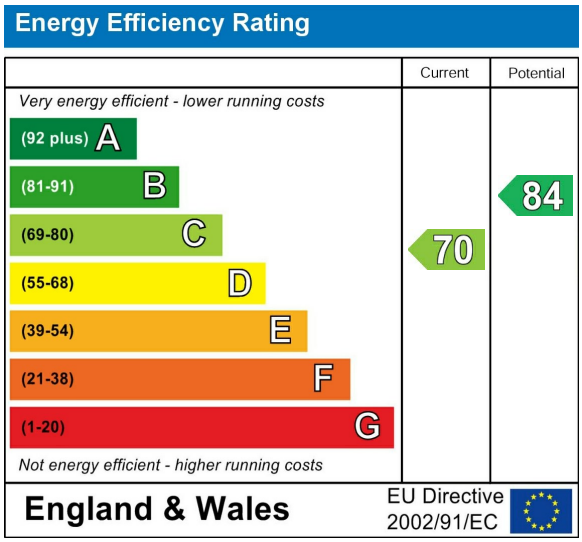
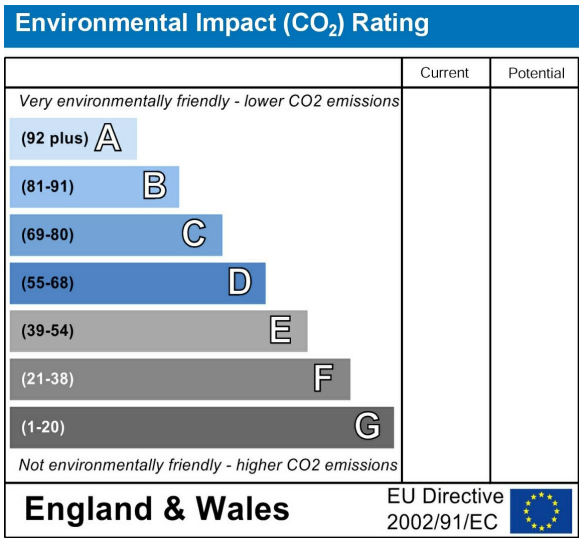
Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)

Total area: approx. 81.2 sq. metres (873.7 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.





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