

Total area: approx. 147.5 sq. metres (1588.1 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.



22, Avonhead Close, Horwich, Bolton, Lancashire, BL6 5QD

Superbly presented 4 bedroom detached property located on this highly popular development giving access to local schools, shops, rail and road network. The property offers excellent accommodation with two receptions, study and breakfast kitchen, conservatory and en-suite. New boiler recently installed. Viewing is essential

£300,000

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	





Located within easy reach of Blackrod rail station along with local shops, schools and the A6 link to the motorway, make this a property not to be missed. Offering excellent family accommodation the property sits on a generous plot with double driveway for off road parking leading to a single garage. Inside the property offers spacious rooms comprising:- Entrance hall, cloakroom w.c. Lounge, dining room, study, fitted dining kitchen and conservatory. To the first floor there are four bedroom three with fitted wardrobes, the master having en-suite shower room and a family bathroom. Outside to the rear is a south facing garden with patio and lawned areas and to the front there is an open plan garden with lawned area and driveway for three cars Viewing is essential to appreciate all on offer. New boiler recently installed.

Entrance Hall
UPVC double glazed wood effect window to side, built-in under-stairs storage cupboard, double radiator, carpeted stairs to first floor landing, door to:

Lounge
13'11" x 11'11" (4.25m x 3.62m)
UPVC double glazed wood effect window to front, coal effect gas fire set in ornate modern marble effect surround, double radiator, coving to ceiling.

WC
Fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, heated towel rail, extractor fan, ceramic tiled flooring.

Study
6'2" x 9'1" (1.88m x 2.77m)
UPVC double glazed window to side, radiator.

Dining Room
9'9" x 9'1" (2.97m x 2.77m)
Radiator, coving to ceiling, uPVC double glazed french double doors to garden, door to:

Kitchen/Breakfast Room
14'7" x 17'10" (4.44m x 5.43m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in gas range with extractor hood over, uPVC double glazed window to rear, radiator, double radiator, laminate tiled flooring, patio door to:

Conservatory
Brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side,

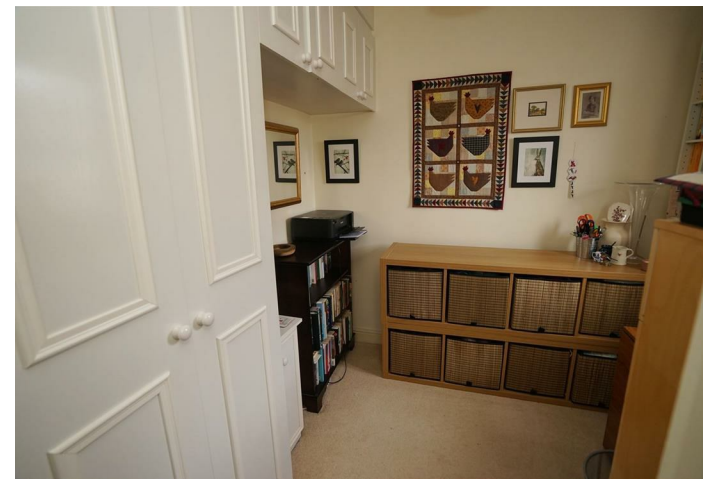
two windows to rear, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Landing
UPVC double glazed window to side, built-in storage cupboard, door to:

Bedroom 1
13'6" x 9'11" (4.11m x 3.02m)
UPVC double glazed wood effect window to front, fitted bedroom suite range of wardrobes comprising fitted wardrobe(s) with hanging rails, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, heated towel rail, shaver point, uPVC frosted double glazed wood effect window to side.

Bedroom 2
10'0" x 11'2" (3.04m x 3.41m)
UPVC double glazed wood effect window to rear, fitted bedroom suite with a range of wardrobes fitted wardrobe(s) with hanging rails, shelving and overhead storage, fitted matching dressing table and drawers, radiator.



Bedroom 3
10'0" x 8'10" (3.04m x 2.69m)
UPVC double glazed wood effect window to rear, uPVC double glazed wood effect window to front, radiator.

Bedroom 4
10'6" x 7'10" (3.20m x 2.39m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising fitted wardrobe(s) with hanging rails, shelving and overhead storage, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, radiator, door to:

Bathroom
Fitted with piece suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in with cupboards under, mixer tap and tiled splashback, WC with hidden cistern, half height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed wood effect window to rear.

Garage
Attached single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door.

Outside



Front garden with lawned area and flower and shrub borders, double width block paved driveway front leading to garage and with car parking space for three cars. Established rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders.