

**The Sycamores, 29 Vale Avenue, Horwich, Bolton, BL6 5RF**



## **Offers In The Region Of £390,000**

Four/Five bedroom detached property in a private development of two properties, in a very quiet and sought after location. Closely positioned for great transport road and rail links making a commute to Manchester or Preston convenient, local shops and amenities and local primary and secondary schools. This spacious property benefits from double garage, utility room off road parking private rear garden with patio dining area, En- suite to master, home office, and flexible living accommodation, fully double glazed, gas central heating. Sold with vacant possession and no onward chain, Viewing is highly recommended to appreciate this spacious unique family home.

- 4/5 Bedroom
- Flexible Accommodation
- Off Road Parking
- Utility Room
- Council Tax Band G
- Detached property
- Double Garage
- Garden Plus Patio Area
- En-Suite To Master
- Awaiting EPC



Spacious four/five bedroom detached property located in a private development of two properties offering a quiet private and sought after location. Close to road and rail links making commute to Manchester or Preston very convenient, local primary and secondary schools and all local amenities. This spacious home offers flexible accommodation and comprises:- Entrance porch hallway, cloakroom, lounge, dining room, home office, kitchen, breakfast room, utility room, garage. To the first floor there are four/ five bedrooms the master being En-suite and a family bathroom. To the outside there is off road parking and garden area. This home benefits from being freehold, fully double glazed, gas central heating, patio dining area and private garden to rear, sold with vacant possession and no onward chain viewing is highly recommended to appreciate the location, condition and all this spacious home has to offer.

**Porch 2'7" x 5'5" (0.79m x 1.66m)**

UPVC double glazed window to front, window to rear, radiator, uPVC double glazed entrance door to front, :

**Hallway 13'7" x 6'7" (4.14m x 2.00m)**

Double radiator, stairs,

**Cloakroom 5'4" x 5'3" (1.63m x 1.61m)**

Two piece suite comprising, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, :

**Lounge 26'6" x 13'11" (8.08m x 4.25m)**

UPVC double glazed window to front, two uPVC double glazed leaded light windows to side, coal effect gas open fire fireplace with set in and feature marble surround, two double radiators, uPVC double glazed entrance patio door to rear, double door,

**Dining Room 12'4" x 12'0" (3.76m x 3.67m)**

UPVC double glazed window to rear, double radiator, :

**Office 8'8" x 8'7" (2.64m x 2.62m)**

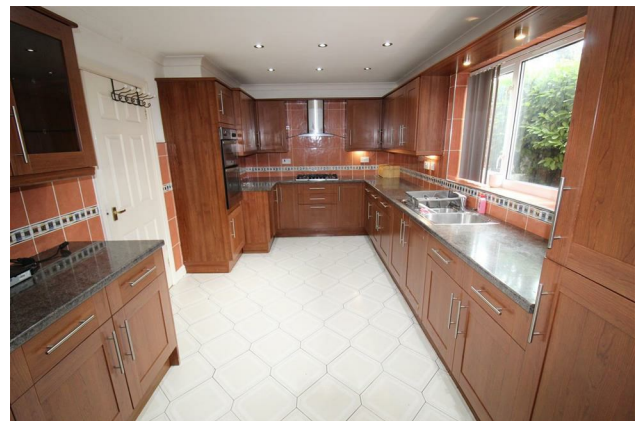
UPVC double glazed window to rear, double radiator.

**Kitchen 15'11" x 9'7" (4.84m x 2.92m)**

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, built-in eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to side, open plan,

**Breakfast Room 7'6" x 13'9" (2.28m x 4.19m)**

UPVC double glazed leaded light window to side, double radiator,:



**Utility Room 7'6" x 6'0" (2.28m x 1.83m)**

Fitted matching base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to rear, :

**Garage 16'2" x 21'6" (4.93m x 6.55m)**

UPVC frosted double glazed window to front, remote-controlled electric up and over door, power point(s), fluorescent strip lighting.

**Landing 10'3" x 11'4" (3.12m x 3.46m)****Bedroom 1 17'2" x 12'3" (5.23m x 3.73m)**

UPVC double glazed window to front, range of fitted bedroom furniture, double radiator, :

**En-suite 7'0" x 3'8" (2.13m x 1.12m)**

Three piece suite with comprising, vanity wash hand basin in vanity unit with mixer tap and full height ceramic tiling to all walls, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to front, heated towel rail, ceramic tiled flooring.

**Bedroom 2 9'1" x 14'6" (2.77m x 4.42m)**

UPVC double glazed window to rear, fitted bedroom furniture.:

**Bathroom 8'11" x 8'10" (2.71m x 2.69m)**

Three piece suite with comprising, deep panelled bath, vanity wash hand basin with cupboard under, mixer tap and full height ceramic tiling to all walls with shower over and glass screen, bidet and low-level WC, uPVC frosted double glazed window to rear, two heated towel rails, ceramic tiled flooring.

**Bedroom 3 12'5" x 9'7" (3.78m x 2.92m)**

UPVC double glazed window to rear, fitted bedroom furniture.:

**Bedroom 4 12'4" x 9'7" (3.76m x 2.92m)**

UPVC double glazed window to side, uPVC double glazed window to front, radiator,

**Was Bedroom 5 6'9" x 6'9" (2.06m x 2.06m)**

UPVC double glazed window to front, .

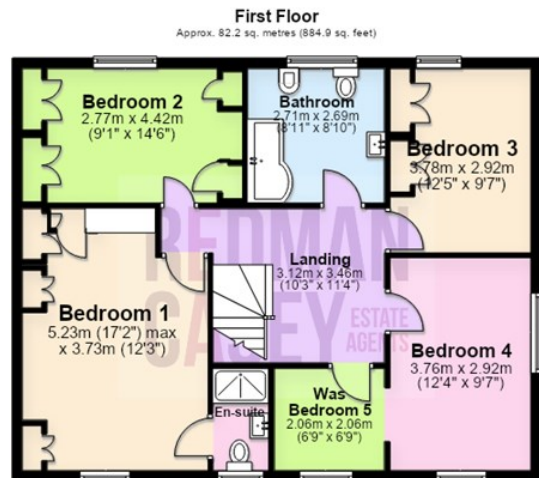
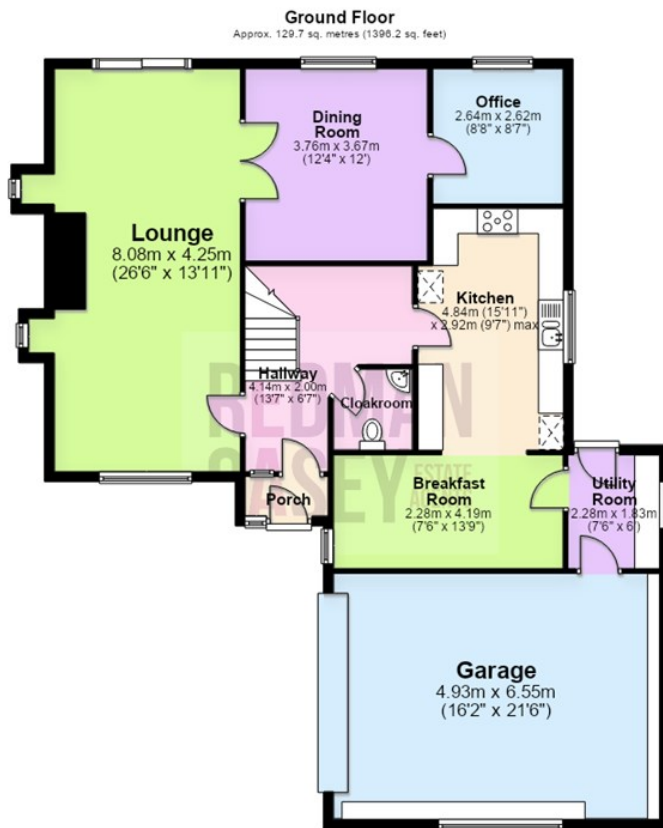
**Outside Front**

Block paved driveway to side small garden area with mature planting.

**Outside Rear**

Enclosed rear garden with patio dining space, garden area and car port.





Total area: approx. 211.9 sq. metres (2281.1 sq. feet)

### 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<br>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>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

