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Plan produced using PlanUp.



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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52 Avonhead Close, Horwich, Bolton, BL6 5QD

Superbly presented and improved 4 bedroom detached property situated on this highly sought after estate, offering excellent accommodation for a growing family with superb open plan living dining kitchen. open plan to conservatory, lounge and integral garage, to the first floor there are 4 generous bedrooms with en suite and fitted wardrobes to master bedroom stunning family bathroom. Outside there are generous gardens to front and rear with parking for 3 cars to the front large timber decking area and lawn to the rear viewing is essential to appreciate all that is on offer.

Offers In The Region Of £350,000







Ideally located for access to train and motorway links this 4 bedroom detached property offers excellent family accommodation, which has been updated and improved to include replacing double glazing, central heating system, soffits and fascias, conservatory roof bathroom and w.c. Underfloor heating to the majority of the downstairs and full decoration and carpets. The property offers generous accommodation of over 1200 sqft and comprises :- Entrance hall, cloakroom wc, lounge with wood burning stove, open plan kitchen diner which in turn is open plan to the conservatory. To the first floor there are 4 generous bedrooms the master with built in wardrobes and en suite shower room, luxury bathroom fitted with a contemporary white three piece suite. Outside to the front there is a lawned area with extensive block paved driveway with parking for 3 cars leading to a single integral garage. to the rear is a enclosed garden with large timber decking area lawn and mature shrub borders. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**  
Radiator, Porcelain tiled flooring with electric underfloor heating, stairs to first floor landing, Composite double glazed entrance door, oak panelled door to WC, oak panelled door to Kitchen/Diner, oak panelled door to:

**Lounge**  
18'0" x 7'1" (5.49m x 2.15m)  
UPVC double glazed box window to front, feature fireplace with tiled black granite inset and hearth, wood burning stove with glass door in chimney, double radiator, karndean flooring, coving to ceiling with recessed LED spotlights.

**WC**  
UPVC frosted double glazed window to side, recently refitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback and low-level WC, radiator, laminate tiled flooring.

**Kitchen/Diner**  
10'5" x 26'0" (3.18m x 7.92m)  
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, glazed display units, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, Porcelian tiled flooring with electric under floor heating, ceiling with recessed LED spotlights, Composite double glazed stable door to garden, open plan to Conservatory, door to Storage cupboard, built-in under-stairs storage cupboard.

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**Conservatory**  
Half brick construction with uPVC double glazed windows, double glazed roof and power and light connected, window to rear, five windows to side, Porcelian tiled flooring with under floor heating, uPVC double glazed french doors to garden, door to:

**Garage**  
Integral single garage with power and light connected, remote-controlled electric roller door, wall mounted gas combination boiler serving heating system and domestic hot water.

**Galleried Landing**  
UPVC double glazed window to front, radiator, oak panelled door to Bedroom 2, oak panelled door to Bedroom 3, oak panelled door to Bedroom 4, oak panelled door to Bathroom, oak panelled door to:

**Bedroom 1**  
10'6" x 11'7" (3.20m x 3.52m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and drawers, further two fitted single wardrobes, radiator, door to:



**En-suite**  
Fitted with three piece modern white suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan built in storage cabinet, uPVC frosted double glazed window to side.

**Bedroom 2**  
14'5" x 8'8" (4.39m x 2.64m)  
UPVC double glazed window to rear, radiator, laminate flooring.

**Bedroom 3**  
11'8" x 8'10" (3.56m x 2.70m)  
UPVC double glazed window to rear, radiator.

**Bedroom 4**  
7'10" x 7'7" (2.39m x 2.31m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Recently refitted 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 all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, panelled ceiling with recessed LED spotlights.

**Outside**  
Front garden, extensive block paved driveway front leading to garage and car parking space for three cars with lawned area and mature flower and shrub borders. Plot rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, timber, decking and area, side gated access, outside cold water tap, courtesy lighting, outside power supply.