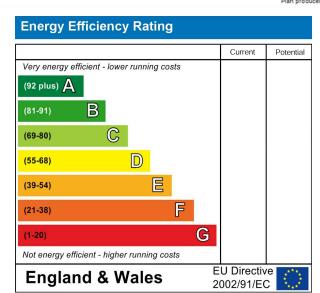
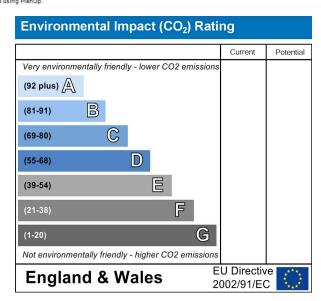


Total area: approx. 113.6 sq. metres (1223.2 sq. feet)

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 upor for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.









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 Lounge motorway links this 4 bedroom detached 18'0" x 7'1" (5.49m x 2.15m) property offers excellent family UPVC double glazed box window to front, and improved to include replacing double and hearth, wood burning stove with glass glazing, central heating system, soffits and fascias, conservatory roof bathroom and w.c. Underfloor heating to the majority of the spotlights. downstairs and full decoration and carpets. The property offers generous accommodation of over 1200 soft 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 Kitchen/Diner 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 cornice trims and contrasting worktop space single integral garage. to the rear is a over, glazed display units, 1+1/2 bowl enclosed garden with large timber decking area lawn and mature shrub borders. mixer tap with tiled splashbacks, plumbing for Bedroom 1 Viewing is essential to appreciate all that is dishwasher, space for fridge/freezer, built-in 10'6" x 11'7" (3.20m x 3.52m) on offer.

Entrance Hall

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:

accommodation, which has been updated feature fireplace with tiled black granite inset door in chimney, double radiator, karndean flooring, coving to ceiling with recessed LED

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.

10'5" x 26'0" (3.18m x 7.92m)

Fitted with a matching range of base and eye level units with underlighting, drawers, stainless steel sink with single drainer and Composite double glazed stable door to single wardrobes, radiator, door to: garden, open plan to Conservatory, door to Storage cupboard, built-in under-stairs storage cupboard.

Storage cupboard, built-in under-stairs storage cupboard.

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:

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

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:

electric fan assisted oven, four ring gas hob UPVC double glazed window to front, fitted with extractor hood over, two uPVC double bedroom suite with a range of wardrobes glazed windows to rear, radiator, Porcelian comprising three fitted double wardrobes Radiator, Porcelain tiled flooring with electric tiled flooring with electric under floor heating, with hanging rails, shelving, overhead ceiling with recessed LED spotlights, storage and drawers, further two fitted











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)

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 UPVC double glazed window to rear, 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.