



INDEPENDENT ESTATE AGENTS

35 Buckingham Avenue, Horwich, Lancashire, BL6 6NS  
**£300,000**  
FOR SALE

A three double bedroom detached true bungalow positioned in a generous corner plot and available with no onward chain. The master bedroom is served by an ensuite whilst the primary living room opens onto and overlooks the rear garden and includes a set of bi-folding doors.



- NO CHAIN
- MASTER BEDROOM WITH EN-SUITE
- POTENTIAL FOR FURTHER EXTENSION
- SUPERB ACCESS TO SURROUNDING COUNTRYSIDE
- TOWN CENTRE UNDER 2 MILES
- THREE DOUBLE BEDROOMS
- EXCELLENT PLOT IN HEAD OF CUL DE SAC
- SUPERB VIEWS TO FRONT AND REAR
- TRAIN AND MOTORWAY LINKS AROUND 2 MILES
- RETAIL DEVELOPMENT AROUND 1.5 MILES

# 35 BUCKINGHAM AVENUE, HORWICH, LANCASHIRE, BL6 6NS

Positioned at the head of a cul-de-sac within a popular part of town is the three double bedroom detached true bungalow.

The property has been re-configured to include 3 double bedrooms - one with fitted wardrobes and one with en-suite.

The well-planned breakfast kitchen is positioned to the side whilst the primary reception room is located to the rear and includes bi-folding doors which open onto an overlook the rear garden.

The home is sat within a generous corner plot, which will suit those keen gardeners and with those looking to extend beyond the current footprint. The garden is well orientated in terms of afternoon sun.

The seller inform us that the property is Freehold. Council Tax Band D - £2068.42pa.

## THE AREA

### Ground Floor



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

4' 4" x 8' 3" (1.32m x 2.51m) plus inner passageway area 8' 8" x 3' 2" (2.64m x 0.96m). Fitted storage.

#### Bedroom 2

12' 1" x 10' 9" (max to rear of robes) (3.68m x 3.28m) Front Double. Front facing window. Fitted bedroom furniture - wardrobes, drawer unit, bedside cabinet plus overbed storage. View between houses opposite towards the nearby fields.

#### Bedroom 3

9' 0" x 8' 10" (2.74m x 2.69m) Front Double. View between houses opposite towards the nearby fields.

#### Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) Gable window. Fully tiled to walls and floor. P-shaped bath with electric shower over. Hand basin. WC.

#### Dining Kitchen

9' 6" x 11' 2" (2.90m x 3.40m) Gable window. Glass paneled side door. Wall and base units. Plumbing for dishwasher/washing machine. Space for electric oven. Space for tall fridge freezer. Tiled floor. Tiled splash back.

#### Living Area

20' 4" x 11' 3" (6.20m x 3.43m) Full width to the rear. Gable window to garden. Bi-folding doors to the rear. Access into further bedroom which was formerly the garage

#### Bedroom 1

8' 1" x 11' 4" (2.46m x 3.45m) Window to front.

### En-Suite Shower Room

7' 9" x 4' 1" (2.36m x 1.24m) Fully tiled to the walls and floor. Rear window. WC. Hand basin. Shower cubicle with shower from mains.

### Loft

Fitted ladder. Lighting. Gas central heating combi boiler by Worcester. Part boarded for storage.

### Outside

#### Rear Garden

Sizeable raised patio. Shaped lawned garden. Space for 2 x shed. Access to either side.

#### Concrete Section Storage

6' 0" x 8' 4" (1.83m x 2.54m) includes power, light and plumbing for washing machine.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	