



INDEPENDENT ESTATE AGENTS

15 Avebury Close, Horwich, Bolton, BL6 6LW
£280,000
FOR SALE

Positioned in the head of a cul-de-sac just off Austins Lane so very well placed for motorway and train links. Manchester commuter belt. Private garden, driveway and garage.



- PLEASANT CUL-DE-SAC JUST OFF AUSTINS LANE
- EXCELLENT ACCESS TO THE POPULAR CLAYPOOL PRIMARY SCHOOL
- VERY WELL MAINTAINED THROUGHOUT
- GARAGE MAY OFFER SCOPE TO CREATE HOME OFFICE OR GARDEN ROOM ETC
- GAS CENTRAL HEATED AND DOUBLE GLAZED THROUGHOUT

Lancasters Independent Estate Agents

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

- MOTORWAY AND TRAIN LINK APPROXIMATELY 1.5 MILES
- DRIVEWAY GARDENS AND GARAGE
- POTENTIAL TO CREATE OPEN PLAN KITCHEN TO THE REAR
- TRADITIONAL DESIGN WITH INDIVIDUAL HALLWAY
- GREAT ACCESS TOWARDS THE SURROUNDING COUNTRYSIDE FROM FOOTPATHS AT THE TOP OF AUSTINS LANE.

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15 AVEBURY CLOSE, HORWICH, BOLTON, BL6 6LW

Maintained within the same ownership for many years and in a cul-de-sac, which sees homes placed within the open market very occasionally. This stability speaks volumes in terms of the quality of location and environment.

The current design is a traditional layout with individual hallway and lounge through dining room and separate kitchen. Please note that there may be scope to create open plan living should this be desired and without the need to further extend.

The owner has maintained the property well during the lengthy ownership and key items such as the bathroom, boiler, fascias, main bedroom furniture, windows and front door have been replaced throughout occupancy.

The head of cul-de-sac position is not a feature to be underestimated and ensures very limited passing traffic. This is one of the key factors leading to owners staying in this group of homes for such long periods of time.

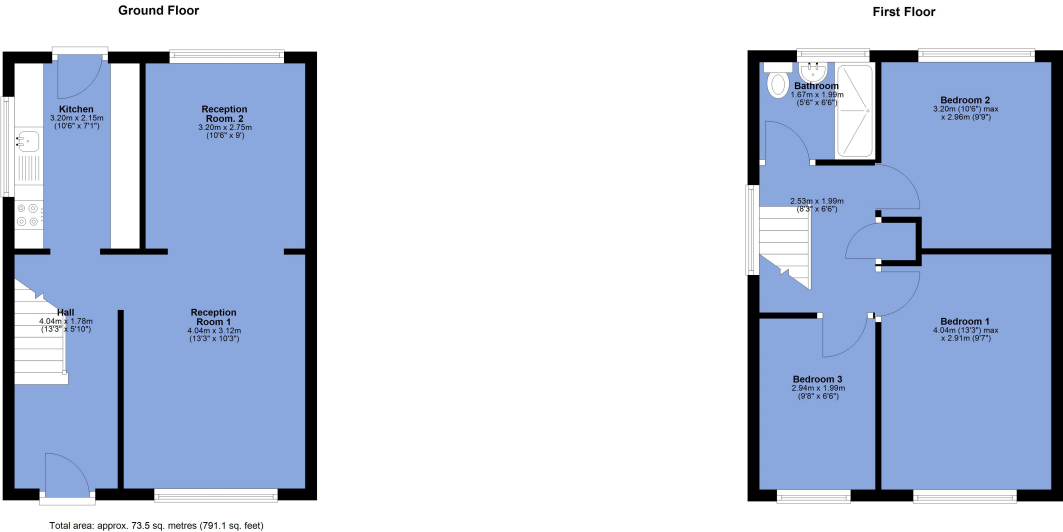
Private gardens, driveway and a garage. It is worth noting that we increasingly find people converting these garage areas into garden rooms and home offices.

The property is Freehold

Council Tax is Band C - £2,041.91

THE AREA

Avebury Close is located just off Austins Lane and close to the St Leonards and Purbeck Drive development accessed via the Beehive roundabout in Lostock. The general postcode has long been a well-regarded area. Many people would look to purchase due to the outstanding travel connections which include Horwich Parkway train station and junction 6 of the M61 which are approximately 1.5 miles away. There is popular local schooling with both primary and secondary schools serving the area. From a commercial point of view there is a large out of town style retail development close to the aforementioned train station whilst Horwich town centre itself is a traditional retail centre with many independently owned shops and services and is around 2 miles away. A further great advantage that the area offers is the access to the nearby countryside and footpaths lead from the top of Austins Lane into a great maze of paths. These paths provide access to places such as High Rid reservoir, and broadly towards Georges Lane (a route to Rivington Pike).



ROOM DESCRIPTIONS

Ground Floor

Hallway

Stairs to first floor landing.

Reception Room 1

10' 2" x 13' 3" (3.10m x 4.04m) Bay projection overlooking the front garden and also into the hammer head of the cul-de-sac. Good private aspect. Open access into reception room 2.

Reception Room 2

9' 1" x 10' 6" (2.77m x 3.20m) Looks to the rear garden.

Kitchen

10' 4" x 7' 1" (3.15m x 2.16m) Gable window. Glass paneled rear door. Units to either side. Space for free standing appliances.

First Floor

Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m) Front double. Window to the front with good private aspect.

Bedroom 2

10' 6" x 9' 8" (3.20m x 2.95m) Rear double. Looking to the rear garden.

Bedroom 3

6' 6" x 9' 6" (1.98m x 2.90m) Front single. Window to the front with good private aspect. Over stairs storage.

Landing

Loft access. Gas central heating boiler within storage and airing cupboard.

Shower Room

6' 4" x 5' 4" (1.93m x 1.63m) Positioned to the rear. Rear window. Double shower. Hand basin in vanity unit. WC in concealed cistern. Fully tiled walls and floor.

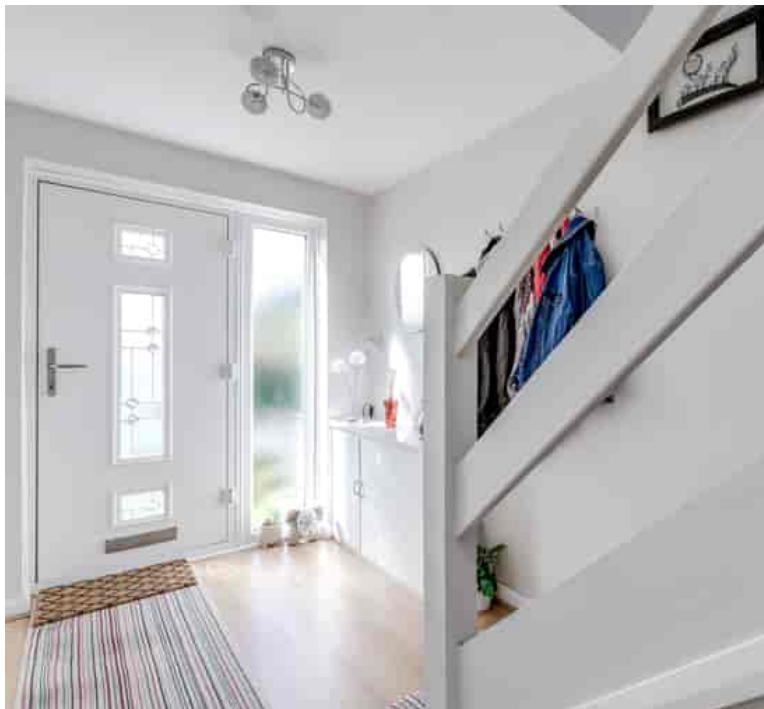
Exterior

Front Garden

Long driveway leading to the side and to a garage which is detached from the property.

Detached Garage

8' 8" x 16' 5" (2.64m x 5.00m) Roller type electric door. Large side window. Power and lighting.









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