



INDEPENDENT ESTATE AGENTS



24 Avonhead Close, Horwich, Bolton, Lancashire, BL6 5QD

Available with no chain and positioned in a popular cul de sac with excellent access towards Blackrod train station. Driveway and garage. Sizable bedrooms.

- 0.5 MILES TO TRAIN STATION
- TWO RECEPTION ROOMS
- AROUND 2.5 MILES TO MOTORWAY
- WELL, PLACED FOR ACCESS TO LOCAL PLAYING FIELDS OFF CROWN LANE
- KITCHEN UPDATED AROUND FIVE YEARS AGO
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS ALL WITH FITTED FURNITURE
- DRIVEWAY, GARAGE, AND GARDENS
- HORWICH CENTRE AROUND HALF A MILE
- ENSUITE UPDATED AROUND TWO YEARS AGO
- NO CHAIN



£325,000

24 AVONHEAD CLOSE, HORWICH, BOLTON, LANCASHIRE, BL6 5QD

A sizable and well presented three-bedroom detached home, which benefits from excellent dimensions to the bedrooms as each are a generous double size.

All the bedrooms are a well-proportioned size and benefit from fitted furniture. Please note that the ensuite shower room was replaced around two years ago.

To the ground floor, there are two reception rooms and a modern kitchen which was renewed approximately five years ago. This space opens onto and overlooks a well-stocked and easily managed rear garden which can be accessed either by the French doors or the back door.

Externally, there are front and rear gardens together with a driveway and garage.

The sellers inform us that the property is Freehold.

Council Tax Band E - £2,660.90

THE AREA

Area Description:

Avonhead Close is located near to Crown Lane which allows easy access to Blackrod train station and towards the A6 which ultimately links into the nearby M61 motorway junction.

This infrastructure attracts many people to the area and combines well with the good access to the surrounding countryside which has been a strong feature of the town for many years. Houses of this style often appeal to growing families and the package the town has on offer is ideal in terms of offering access to nurseries, primary and secondary schools.

In terms of amenities, there is a great combination of a traditional town centre which is just over half a mile away plus larger out of town retail development which is around 3 miles away.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 0" (max) x 17' 2" (max into the depth of the stairs) (1.52m x 5.23m) Rear window giving natural light into the hall.

Ground Floor WC

3' 1" x 5' 8" (0.94m x 1.73m) WC in concealed cistern. Hand basin. Additional storage.

Reception Room 1

17' 10" x 13' 6" (5.44m x 4.11m) Dual aspect with gable bay window and additional plus front window. Log burner to the corner.

Reception Room 2

5' 7" x 8' 2" (1.70m x 2.49m) A versatile playroom/study/snug located to the front of the property. Window to the front overlooking the driveway

Open Plan Dining Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) Dining Area. Kitchen Zone 7' 8" x 12' 2" (2.34m x 3.71m). A bright area with french doors, rear window, glass paneled door plus front facing window also. Wall and base units in gloss. Integral oven, hob, extractor. Integral fridge, freezer and dishwasher. Cupboard conceals the boiler.

First Floor

Landing Area

6' 0" x 6' 1" (1.83m x 1.85m)

Bathroom

6' 9" x 9' 0" (2.06m x 2.74m) Position to the front of the property with window looking into the Close. Bath with shower from mains over. WC. Hand basin. Fully tiled walls and floor.

Bedroom 1

10' 9" x 11' 3" (3.28m x 3.43m) Position to the front. Fitted furniture. Gable window.

En-Suite

5' 9" x 5' 0" (1.75m x 1.52m) Natural light. WC. Hand basin. Shower.

Bedroom 2

13' 10" x 9' 0" (4.22m x 2.74m) Double aspect with front and side window. Fitted with cabin bed.

Bedroom 3

10' 10" x 8' 9" (3.30m x 2.67m) Window to garden. Fitted furniture.

Exterior

Garden

Patio area. Artificial turf. Access towards the garage.

Garage

17' 1" x 8' 4" (5.21m x 2.54m) Up and over door to the front. Rear window x 3. Exit door.

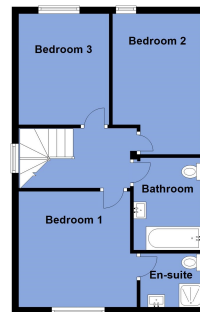




Ground Floor



First Floor



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)
 THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
 Plan produced using PlanIt.

Lancasters Independent Estate Agents
 104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ
 01204 697919
hello@lancasters.property