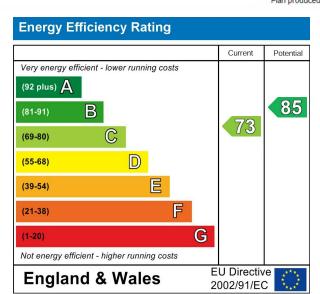
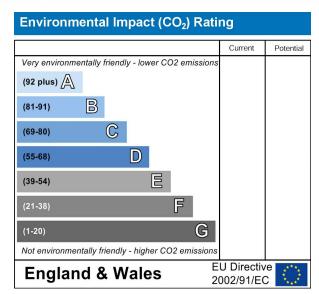
Ground Floor Approx. 49.1 sq. metres (528.0 sq. feet) Sun Room 3.64m x 2.49m (11'11" x 8'2") First Floor Bathroom Dining Kitchen Bedroom 2 Area 2.99m x 2.60m 2.61m x 3.07m (8'7" x 10'1") **Garage** .88m x 2.36m (16' x 7'9") Landing En-suite Lounge 4.64m x 3.83m (15'3" x 12'7") **Bedroom 1** Bedroom 3 2.90m x 2.14m (9'6" x 7') 3.50m x 3.00m (11'6" x 9'10") **Entrance** Hall

Total area: approx. 85.0 sq. metres (914.4 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 upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.









1 Gresley Avenue, Horwich, Bolton, BL6 5TQ

Superbly presented and extended detached property, set on an exceptional plot, overlooking the cricket field to the rear makes this a unique property on this highly sought after development. The property has been decorated and improved to a high standard by the current owners and offers excellent accommodation with three bedrooms all with fitted wardrobes en suite shower room to master and superb family bathroom. lounge dining room and kitchen along with garden / sun room and downstairs wc. Parking for two cars leading to a detached garage. Extensive gardens to three sides with potential for further expansion should the need arise subject to planning. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £320,000













Ideally located within easy reach of Horwich Lounge town centre along with local shops, schools 15'3" x 12'7" (4.64m x 3.83m) and transport links this unique three bedroom uPVC double glazed window to front, UPVC double glazed window to front, fitted being situated on a large plot offering further stairs storage cupboard. expansion subject to planning. The property has been improved and maintained to a high standard and comprises :- Entrance hall, w.c. Lounge, dining room, kitchen fitted with a modern range of gloss units with built in and integrated appliances, garden / sun room. To Kitchen the first floor there are three generous 9'10" x 8'2" (2.99m x 2.48m) bedrooms all with fitted wardrobes and en Fitted with a matching range of modern base suite shower room to master, three piece and eye level units with underlighting, family bathroom suite, outside there are drawers, cornice trims and contrasting gardens to the front side and rear with worktops, stainless steel sink unit with single driveway parking for 2 cars along with a drainer and mixer tap with tiled splashbacks, detached garage with power and light integrated fridge/freezer, plumbing for Bedroom 2 connected. Views from the rear over the washing machine, built-in eye level electric 8'7" x 10'1" (2.61m x 3.07m) cricket field and an extensive side garden fan assisted oven, five ring gas hob with UPVC double glazed window to rear, two make this a property not to be missed.

Entrance Hall

Radiator, ceramic tiled flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

WC

UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, ceramic tiled.

detached property offers excellent radiator, laminate flooring, coving to textured bedroom suite with a range of wardrobes accommodation with the added benefit of ceiling, double door, door to built-in under- comprising two built-in double with hanging

Dining Area

9'10" x 8'6" (2.99m x 2.60m)

Radiator, laminate flooring, double glazed En-suite patio door, archway kitchen area, door to:

uPVC double glazed window to rear, laminate and shelving, radiator, laminate flooring.

Sun Room

uPVC double glazed windows to sides and UPVC double glazed window to front, fitted rear, radiator, laminate flooring, vaulted bedroom suite with a range of wardrobes ceiling with recessed spotlights, uPVC double comprising built-in single wardrobe(s) with glazed French door to garden.

UPVC double glazed window to side, door to:

Bedroom 1

11'6" x 9'10" (3.50m x 3.00m)

rails, shelving, overhead storage and cupboards, radiator, laminate flooring, door

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled

extractor hood over, built-in microwave, built-in double wardrobes with hanging rails

Bedroom 3

9'6" x 7'0" (2.90m x 2.14m)

hanging rails, overhead storage and cupboards, built-in under-stairs storage cupboard, radiator, door to:













Bathroom

Ceramic tiling to three walls, fitted with three piece modern white suite comprising deep panelled p shaped bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside

Open plan front garden, tarmac driveway to the front and side leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders,

paved leading to front entrance door.

Side gardens enclosed by timber fencing to front, rear and side with lawned area and mature flower and shrub borders.

Rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, side gated access, large paved sun patio with timber, decking and area, outside cold water tap, security lighting superb views over cricket

Detached brick built single garage with power and light connected, part boarded eaves storage space, Up and over door,