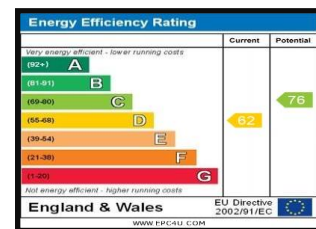


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any later floor areas), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.dreamplan.co.uk



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GREENWOOD AVENUE, HORWICH, BL6 6FA



- No onward chain
- Extended detached family home
- Stunning open plan kitchen/diner
- Utility and cloakroom/wc
- Four bedrooms
- Family bathroom and en-suite
- Close to many local amenities
- Fantastic for the commuter



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Beautifully presented family home which is located within easy reach of many local amenities including the Middlebrook retail park, Horwich Parkway train station and the M61 motorway network. Locally there are also many good schools including St Marys and Claypool Primary Schools, St Joseph's High School and Rivington and Blackrod High School. This stunning property is offered for sale with NO ONWARD CHAIN and is situated upon a quiet cul-de-sac. This family home has been extended to the rear by the current owner to create a superb entertaining space, which simply must be viewed to be appreciated. Internally the accommodation comprises an entrance hallway, lounge, spacious open plan kitchen/diner, cloakroom/wc, utility and office to the ground floor with four bedrooms, the master with an en-suite and a family bathroom to the first floor. Externally there is a well maintained lawn with flower beds surrounding and driveway parking for at least two cars to the front. To the rear of the property, which is South facing, there is a low maintenance garden with a flagged patio/seating area, perfect for entertaining and a low maintenance gravelled garden to the rear where there is a space for a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 3" x 2' 3" (1.60m x 0.68m) Double door leading into the hallway.

Hallway: Radiator, laminate effect flooring, stairs to the first floor.

Lounge: 16' 1" x 12' 0" (4.91m x 3.65m) Wall lamps, laminate effect flooring, double glazed window to the front, radiator, feature fireplace and surround.

Open Plan Kitchen/Diner: 21' 1" x 20' 6" (6.43m x 6.25m) Downlights, range of fitted wall and base units with complementary granite worktops, integrated extractor fan, dishwasher, space for a seven burner gas range and oven, fridge/freezer, centre island unit with inset one and a half stainless steel sink with mixer tap and drainer set within the granite worktop, radiators, skylights, bi-fold doors leading onto the patio area at the rear.

Cloakroom/wc: 4' 3" x 2' 9" (1.30m x 0.85m) Double glazed window to the side, vertical ladder radiator, wc with integrated wash hand basin, laminate effect flooring.

Utility: 7' 9" x 6' 9" (2.37m x 2.07m) Radiator, laminate effect flooring, fitted wall and base units, space for a washing machine and dryer.

Office: 8' 10" x 7' 9" (2.70m x 2.36m) Wall lamp, double glazed window to the front.

Landing: Loft access.

Bedroom 1: 14' 1" x 12' 2" (4.28m x 3.70m) Downlights, double glazed windows to the front, radiator, storage cupboard, fitted wardrobes, door to the en-suite.

En-suite: 8' 0" x 5' 5" (2.45m x 1.66m) Seating light point, WC, double glazed window to the front, three piece suite incorporating a wc, walk-in shower cubicle, vanity unit unit with inset sink, tiled floor with splashback to the walls.

Bedroom 2: 11' 3" x 8' 10" (3.44m x 2.70m) Double glazed window to the rear, radiator.

Bedroom 3: 7' 10" x 7' 6" (2.38m x 2.28m) Double glazed window to the rear, radiator, currently used as a dressing room.

Bedroom 4: 10' 7" x 6' 11" (3.23m x 2.11m) Double glazed window to the rear, radiator, fitted wardrobes.

Bathroom: 8' 0" x 6' 6" (2.45m x 1.97m) Double glazed window to the side, storage cupboard, radiator, three-piece suite incorporating a WC, wash hand basin, panelled bath with mixer tap, tiled floor with splashback to the walls.

Externally: To the front of the property there is a well maintained lawn flower beds surrounding and driveway parking for at least two cars. The rear of the property is south facing and has a low maintenance garden with a flagged patio/seating area which is perfect for entertaining and a low maintenance gravelled garden to the rear where there is a space for a shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2,147.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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