REDMAN CASEY ESTATE AGENTS

1 Gresley Avenue, Horwich, Bolton, BL6 5TQ



Offers In The Region Of £324,995

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.

- 3 Bedroom Detached
- Two Receptions
- Potential for Expansion subject to planning
- Viewing Essential
- Council Tax Band D
- Superb Plot with Views over Cricket Pitch
- En Suite to Master
- Superb Garden / Sun Room
- EPC Rating C

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Ideally located within easy reach of Horwich town centre along with local shops, schools and transport links this unique three bedroom detached property offers excellent accommodation with the added benefit of being situated on a large plot offering further 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 the first floor there are three generous bedrooms all with fitted wardrobes and en suite shower room to master, three piece family bathroom suite. outside there are gardens to the front side and rear with driveway parking for 2 cars along with a detached garage with power and light connected. Views from the rear over the cricket field and an extensive side garden 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.

Lounge 15'3" x 12'7" (4.64m x 3.83m)
uPVC double glazed window to front, radiator, laminate flooring, coving to textured ceiling, double door, door to built-in under-stairs storage cupboard.

Dining Area 9'10" x 8'6" (2.99m x 2.60m)
Radiator, laminate flooring, double glazed patio door, archway kitchen area, door to:

Kitchen 9'10" x 8'2" (2.99m x 2.48m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, laminate flooring.

Sun Room
uPVC double glazed windows to sides and rear , radiator, laminate flooring, vaulted ceiling with recessed spotlights, uPVC double glazed French door to garden.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'6" x 9'10" (3.50m x 3.00m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving, overhead storage and cupboards, radiator, laminate flooring, door to:

En-suite
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 flooring.

Bedroom 2 8'7" x 10'1" (2.61m x 3.07m)
UPVC double glazed window to rear, two built-in double wardrobes with hanging rails and shelving, radiator, laminate flooring.

Bedroom 3 9'6" x 7'0" (2.90m x 2.14m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in single wardrobe(s) with hanging rails, overhead storage and cupboards, built-in under-stairs storage cupboard, radiator, door to:

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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.

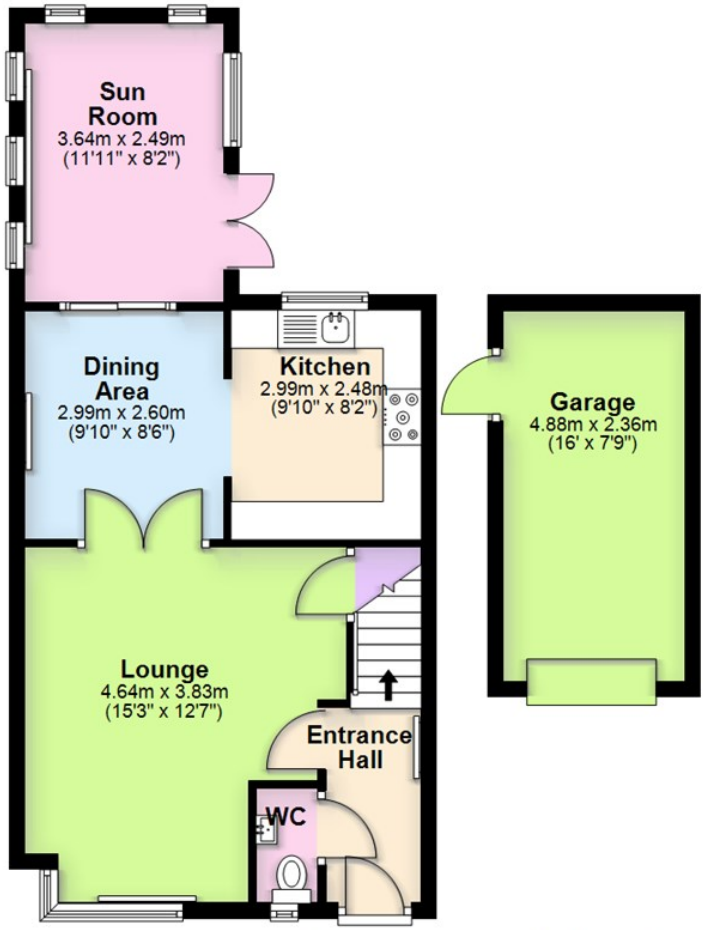
Outside
Open plan front garden, tarmac driveway to the front and side leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders, paved leading to front entrance door.
Side gardens enclosed by timber fencing to front, rear and side with lawned area 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 pitch to rear.

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

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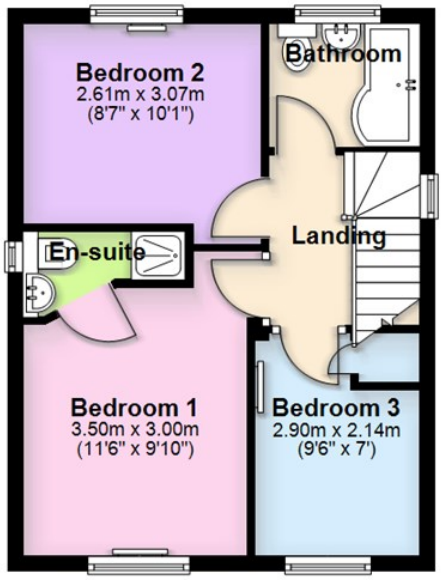
Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



First Floor

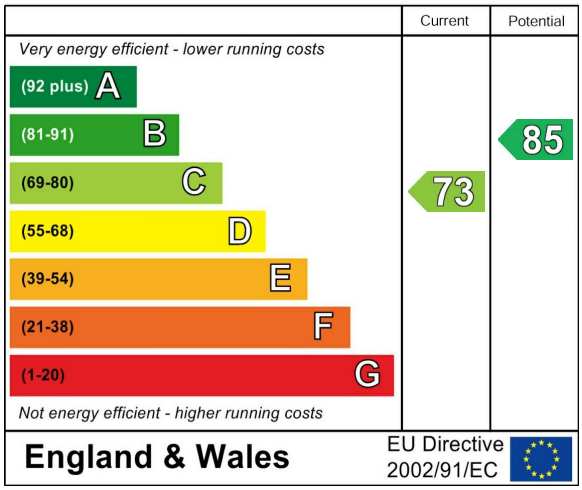
Approx. 35.9 sq. metres (386.4 sq. feet)



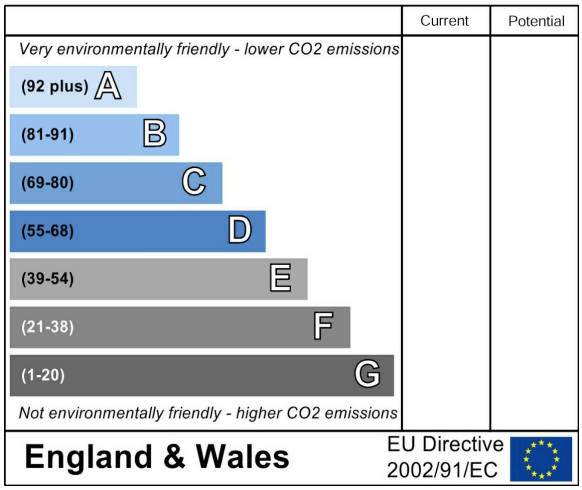
Total area: approx. 85.0 sq. metres (914.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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