REDMAN CASEY ESTATE AGENTS

# 27 Buckingham Avenue, Horwich, Bolton, BL6 6NS



## £249,950

**** CASH BUYERS ONLY **** Generously proportioned detached true bungalow. Located on this ever popular residential estate the property offers spacious accommodation with 25ft lounge, 2 double bedrooms, modern fitted kitchen and shower room, Set on large plot with extensive block paved driveway leading to a single garage, generous rear garden wit patio and lawned areas. Sold with no onward chain and vacant possession.

- CASH BUYERS ONLY
- 2 Double Bedrooms
- Modern Fitted Kitchen
- EPC Rating D
- Detached True Bungalow
- 25ft Lounge
- No Chain Vacant Possession
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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***** CASH BUYERS ONLY ***** Deceptively spacious detached true bungalow, situated within easy access of local countryside the property offers extensive accommodation which comprises: Entrance hall, 25ft lounge, modern fitted kitchen and utility room, 2 double bedrooms and shower room fitted with a three piece modern suite. Outside there are extensive gardens to the front and rear along with block paved driveway and single garage. The property is sold with no onward chain and vacant possession, viewing is essential to appreciate all that is on offer.

**Entrance Hall 7'6" x 13'8" (2.28m x 4.16m)**
Built-in storage cupboard, single radiator, double glazed entrance door with matching side panels, double door, door to:

**Bedroom 1 11'10" x 10'11" (3.60m x 3.33m)**
UPVC double glazed window to rear, radiator, coving to ceiling.

**Bedroom 2 11'10" x 9'11" (3.60m x 3.02m)**
UPVC double glazed window to rear, radiator, coving to ceiling.

**Shower Room**
Fitted with three piece modern white suite with comprising, tiled double shower enclosure with electric shower and glass screen, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to two walls, wet wall panelling to two walls heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

**Lounge/Diner 25'10" x 21'2" (7.88m x 6.45m)**
Two uPVC double glazed windows to front, two radiators, uPVC double glazed french doors to garden, open plan, door to:

**Kitchen 8'11" x 11'0" (2.72m x 3.36m)**
Fitted with a matching range of cream base and eye level units with drawers and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, space for fridge/freezer, built-in electric fan assisted double oven, four ring hob with pull out extractor hood over, uPVC frosted double glazed window to side, radiator.

**Utility 9'0" x 6'7" (2.74m x 2.00m)**
Plumbing for washing machine and dishwasher, space for tumble dryer, uPVC frosted double glazed window to side, radiator, uPVC double glazed door to garden, door to:









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**Garage**
Brick single garage with rear personal door, power and light connected, remote-controlled electric up and over door, door to garden.

**Outside**
Open plan front garden, extensive block paved driveway to the front and side leading to garage and with car parking space for three cars with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides with grassed area and mature flower and shrub borders, block paved sun patio, brick paved pathway, aluminium greenhouse, side gated access.





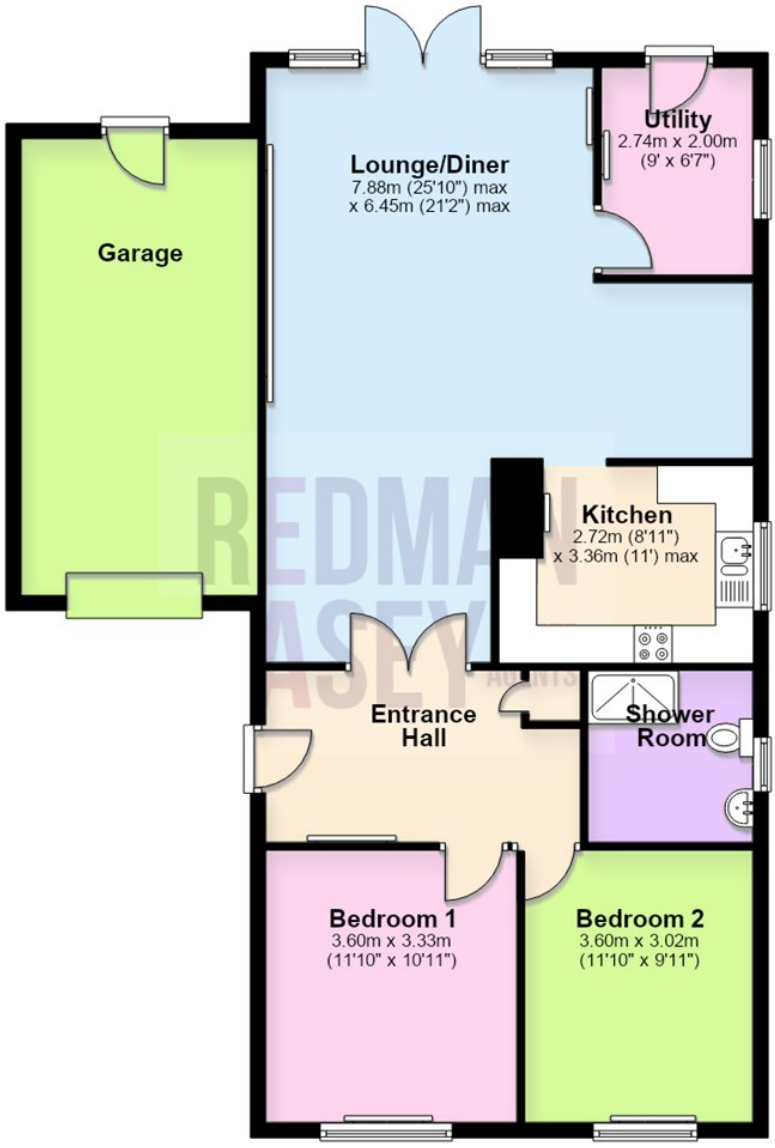




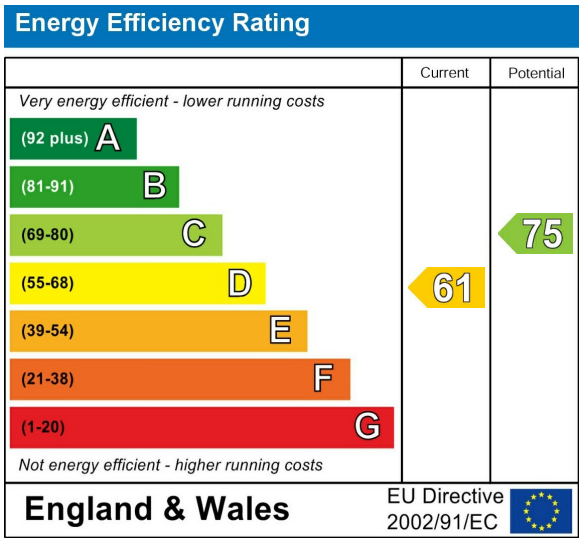
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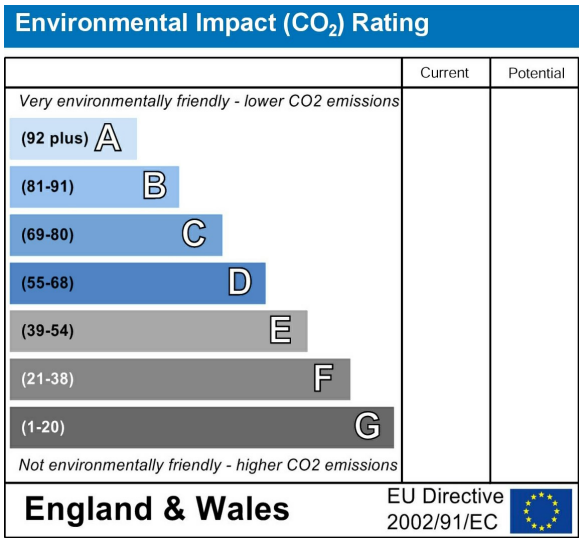
## Ground Floor

Approx. 89.6 sq. metres (964.5 sq. feet)
(excluding Garage)




Total area: approx. 89.6 sq. metres (964.5 sq. feet)




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