



## Avonhead Close, Bolton, BL6

**£240,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

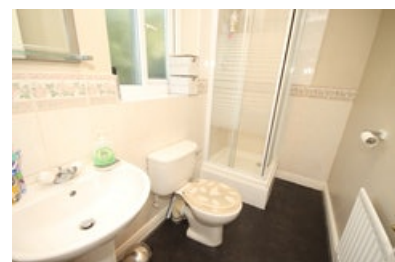
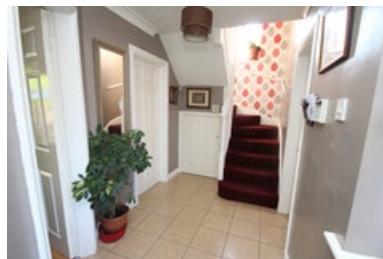
Guide Price £240,000 - £250,000! Freehold property on a large plot that has three double bedrooms and large garden! Do not miss the opportunity to view this beautiful property, contact HouseSimple on 0333 103 8390 today to arrange your viewing!

## Key features:

- Detached Property
- Integral Garage
- Delightful Spacious Gardens
- Large Lounge
- Separate Dining Room
- Good size kitchen and separate utility room
- 3 Bedrooms
- Master Bedroom with En-Suite
- Ground floor WC
- Gas CH
- Double Glazing
- Driveway and Off street parking area

## Extra info:

- **Property Age:** 23 years
- **Council Tax:** Band D (£1696.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Guide Price £240,000 - £250,000!

## **DELIGHTFUL DETACHED THREE BEDROOM PROPERTY WITH INTEGRAL GARAGE**

New to the market this property is in a lovely residential area and benefits from a corner plot which has a substantial and delightful side and rear garden which has Purl Brook running through it.

To the ground floor the bright spacious hallway has a cloaks/wc and door leading to the large lounge area which overlooks the rear garden which is accessed by patio doors. There is a feature fireplace and wooden flooring. A good size separate dining room also overlooks the rear garden.

A modern bright kitchen with a range of wall and base units with integrated appliances leads from the hall. Door from the kitchen to the separate utility room doors into the integral garage and garden.

The first floor has three bedrooms with the master bedroom benefits from a spacious en-suite bathroom. Good sized modern bathroom with three piece bathroom suite.

Front of the property is a driveway leading to the integral garage and a separate area for off street parking with Gardens to the front elevation.

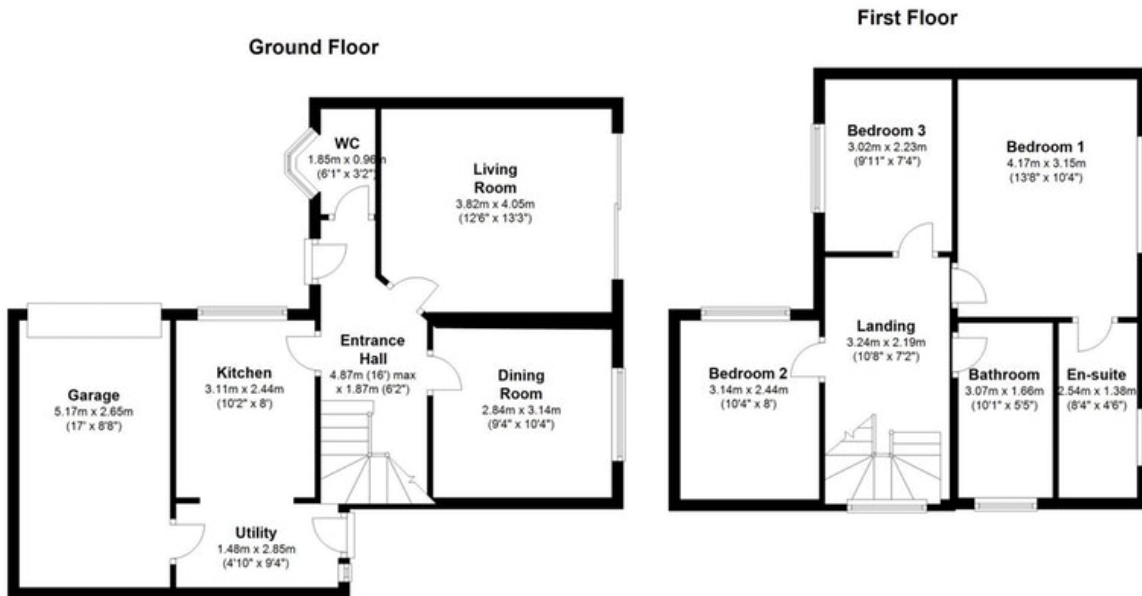
The rear of the property has good size gardens to the side and rear of the property with large patio area. **WITH POTENTIAL FOR ADDED CONSERVATORY OR EXTENTION IF WANTED** The lovely Purl Brook runs through the rear garden and a walk over bridge crosses over it to a separate garden area.

This is a lovely property situated in a quiet residential area on a substantial corner plot, it is an ideal spacious family home.

Amenities and schools are in close proximity and the house is situated as to have close access to local beauty spots and countryside

.....Early viewing is recommended to fully appreciate the many characteristics this property has to offer.....

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**53, Avonhead Close, Horwich, BOLTON, BL6 5QD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0053-2891-7536-9398-5425
<b>Date of assessment:</b> 19 July 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 20 July 2018	<b>Total floor area:</b> 92 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,045</b>
<b>Over 3 years you could save</b>	<b>£ 990</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 246 over 3 years	£ 246 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 990 over 3 years</p> </div>
<b>Heating</b>	£ 2,274 over 3 years	£ 1,587 over 3 years	
<b>Hot Water</b>	£ 525 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 3,045</b>	<b>£ 2,055</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92-plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

61

Potential

83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 276
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 105
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 498

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**MISREPRESENTATION ACT, 1967.**

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