

5 Nevy Fold Avenue, Horwich, Bolton, Greater Manchester, BL6 6QG



**Price £359,995**

Superbly presented and deceptively spacious detached bungalow, ideally located within this highly sought after area offering excellent accommodation and access to Rivington and beyond. The property offers flexible accommodation over two floors with two bathrooms two receptions plus conservatory.



Superb family property situated in this highly sought after locality, just off Old Vicarage the property offers flexible accommodation to suit a growing family with potential for alteration / expansion should the need arise. At present the property comprises :- Porch, entrance hall, lounge dining room conservatory, kitchen, two bedrooms and bathroom. To the first floor there are two further bedrooms and shower room. Outside there is an open plan garden with driveway leading to a carport and tandem garage. To the rear is a private garden with large paved patio raised beds stocked with a range of shrubs and plants, brick built storage shed and workshop attached to the rear of the tandem garage. The property benefits from gas central heating and double glazing throughout and must be viewed to appreciate the overall size and condition on offer.

**Porch**

Double glazed window to side, door to:

**Entrance Hall**

Double glazed window to side, radiator, carpeted stairs to first floor landing, door to:

**Lounge 11'3" x 19'5" (3.43m x 5.91m)**

Window to front, radiator, coving to ceiling.

**Dining Room 8'0" x 12'10" (2.43m x 3.91m)**

Double radiator, coving to ceiling, double door to:

**Conservatory 10'4" x 9'7" (3.15m x 2.93m)**

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to rear, three windows to side, double radiator, laminate flooring, uPVC double glazed french doors to garden, door to:

**Kitchen 9'2" x 12'10" (2.79m x 3.91m)**

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space over, glazed display units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, built-in with extractor hood, uPVC double glazed window to side, radiator, uPVC double glazed side door, door to:

**Bedroom 1 13'7" x 9'11" (4.13m x 3.02m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets with drawers, radiator, coving to ceiling.

**Bedroom 2 9'11" x 11'9" (3.02m x 3.58m)**

UPVC double glazed window to rear, radiator, coving to ceiling.



## Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and folding screen and inset wash hand basin in vanity unit with cupboards under and swan neck mixer tap, WC with hidden cistern, full height ceramic tiling to two walls, heated towel rail, extractor fan, wall mounted, mirrored cabinets with down lighters, uPVC frosted double glazed window to rear.

## Landing

Built-in boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water, door to:

## Bedroom 3 9'7" x 16'2" (2.91m x 4.94m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, fitted matching drawers, double radiator, door to built-in over-stairs storage cupboard.

## Bedroom 4 4'4" x 11'5" (1.33m x 3.47m)

UPVC double glazed window to side, double radiator.

## Shower Room

Fitted with three piece suite comprising tiled shower enclosure with power shower over, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, double glazed velux skylight, radiator, laminate flooring, sloping ceiling with exposed beams.

## Eaves

Built in eaves storage cupboard

## Outside

Front garden, paved pathway leading to front entrance door with lawned area and mature ornamental flower and shrub borders, driveway to the front and side leading to garage and with car parking space for three cars.

Private rear garden, brick-built storage shed, side gated access, large paved sun patio, raised ornamental flower and shrub borders.

## Workshop

Window to rear, window to side, door to tandem garage:

## Garage

Attached brick built tandem garage with power and light connected, window to side, Up and over door, to car port



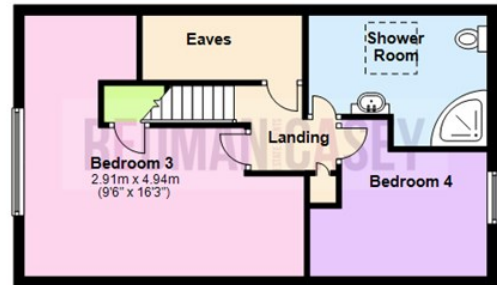
### Ground Floor

Approx. 136.4 sq. metres (1468.5 sq. feet)



### First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 180.7 sq. metres (1944.5 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

