



NATIONWIDE

ESTATE AGENTS

Hughes Avenue, Horwich

£375,000 Freehold

Just Added

Description

Situated in a sought after area of Horwich, this beautifully presented three bedroom bungalow offers contemporary, energy efficient living throughout, with spacious accommodation and attractive gardens enjoying both south and west facing aspects.

The welcoming entrance hallway provides access to all principal rooms within the property. At the heart of the home is the impressive open plan lounge/kitchen, creating a superb space for both everyday living and entertaining. The lounge area features a flue chimney ready for the installation of a log burner, while bi-fold doors open directly onto the garden, allowing plenty of natural light and seamless indoor-outdoor living.

The modern fitted kitchen is equipped with a range of wall and base units, complemented by a central island. Integrated appliances include a Beko electric oven and grill, microwave, electric hob, dishwasher, and fridge freezer.

The property offers three well proportioned bedrooms. The principal bedroom is a generous double and benefits from a contemporary en suite shower room comprising a shower enclosure, WC, and wash hand basin. Bedroom two is a further spacious double, while bedroom three provides a large single bedroom, ideal for use as a home office or study.



The family bathroom is fitted with a modern three piece suite comprising a bath with shower over, WC, and wash hand basin.

Designed with efficiency in mind, the property benefits from an air source heat pump and underfloor heating throughout, with no gas supply connected.

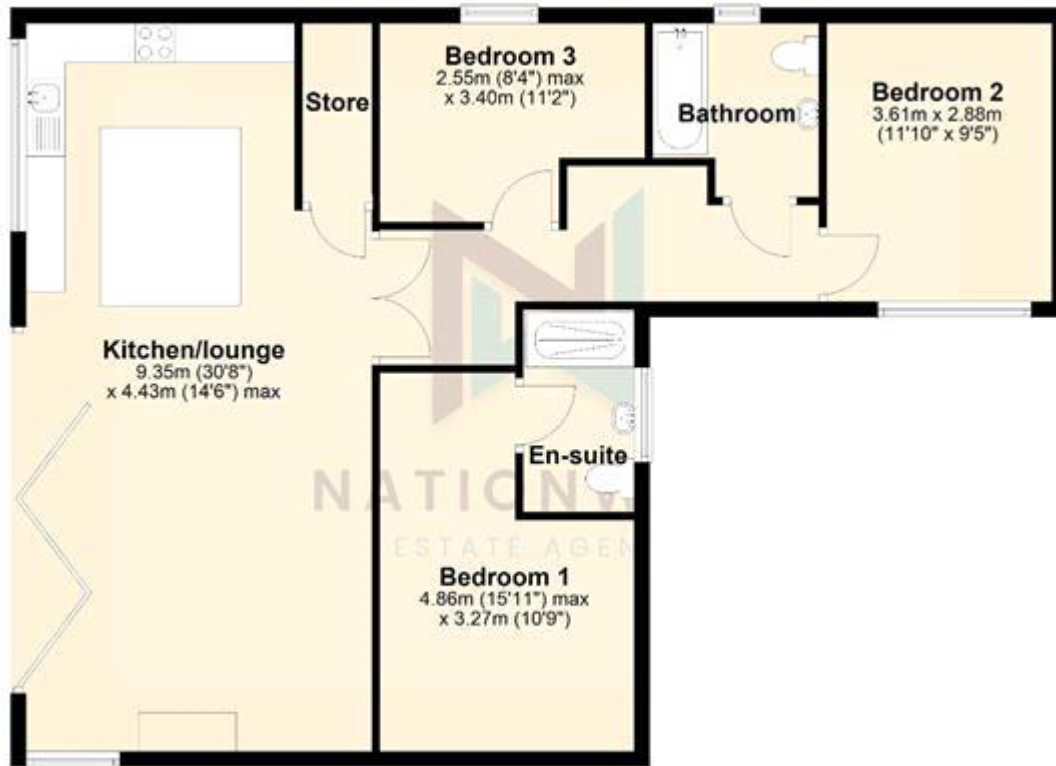
Externally, the bungalow enjoys attractive gardens with both south and west facing aspects, providing excellent outdoor space to enjoy throughout the day. An Indian stone pathway and driveway enhance the property's kerb appeal, while an EV charging point adds further practicality for modern living.

Tenure: Freehold
Parking options: Driveway, EV Charging
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Tenure
Freehold

Ground Floor

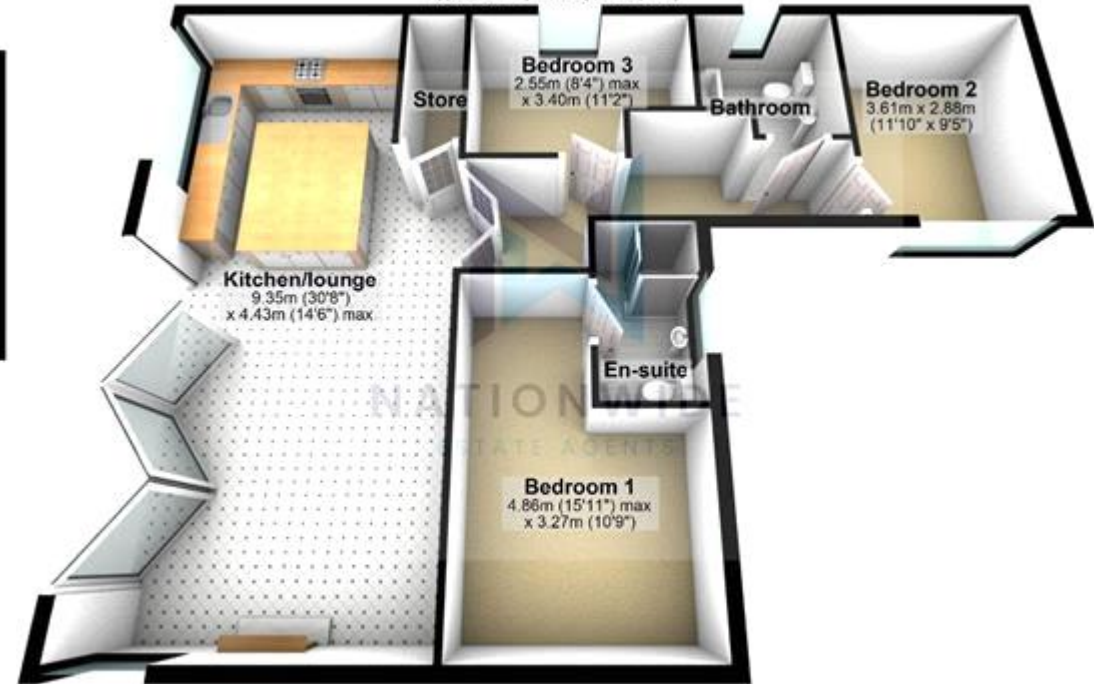
Approx. 92.2 sq. metres (992.3 sq. feet)



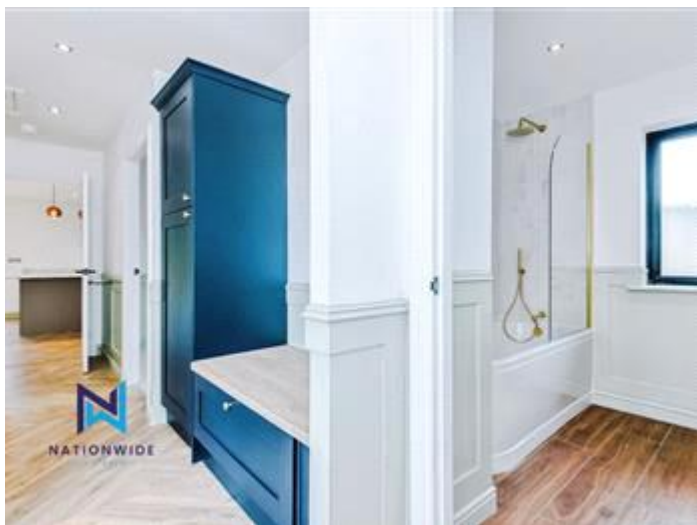
Total area: approx. 92.2 sq. metres (992.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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