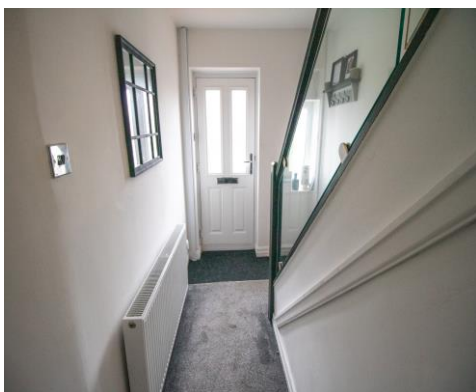




Chorley New Road, Horwich, Bolton, BL6 6LH

Offers in the Region Of £210,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 3 bedroom semi detached home with a driveway to the front, located on Chorley New Road in the Horwich area of Bolton in Greater Manchester. Offering excellent transport links to the M61/M60/M6/M65 motorway network and close by to the Middlebrook Retail Park and Rivington Country Park. Briefly comprises of the following, an entrance hallway, a downstairs W.C, a spacious lounge, a modern fully kitchen in grey with an integrated gas hob, electric oven and a chrome extractor hood, an open plan dining area with a pair of double glazed patio doors to the rear aspect, and a low maintenance garden with plenty of space for garden furniture. To the upper floor, you will find a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen, 2 double sized bedrooms and 1 single bedroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold, approx 940 years left on the lease, 4.00 GBP per annum ground rent. A floor plan is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Hallway

The entrance hallway to the front of the property. Decorated in white, with a grey coloured carpet. Fitted with a double glazed composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Downstairs W.C

A modern Downstairs W.C with a vanity basin and a toilet in white. Fully tiled walls and flooring in grey. Fitted with a small double glazed window to the side aspect. Warmed by a gas central heated chrome towel holder.

Lounge

A spacious lounge to the front of the property. Plenty of space for modern furniture. Decorated in white, with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen

A modern fully fitted kitchen in grey with an integrated gas hob, electric oven and a chrome extractor hood. Space for a tall fridge freezer. Plumbed in for a washing machine. Decorated in white, with a grey tiled floor. A double glazed window is fitted to the rear aspect.

Dining area

An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in white, with a grey tiled floor. A double glazed patio door is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A low maintenance garden to the rear of the property.

Family Bathroom

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom

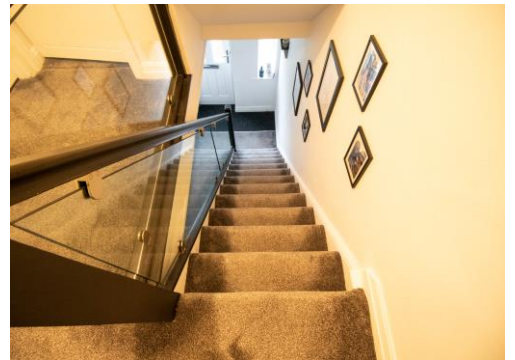
A double sized Master bedroom to the front of the property. Decorated in white, with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2

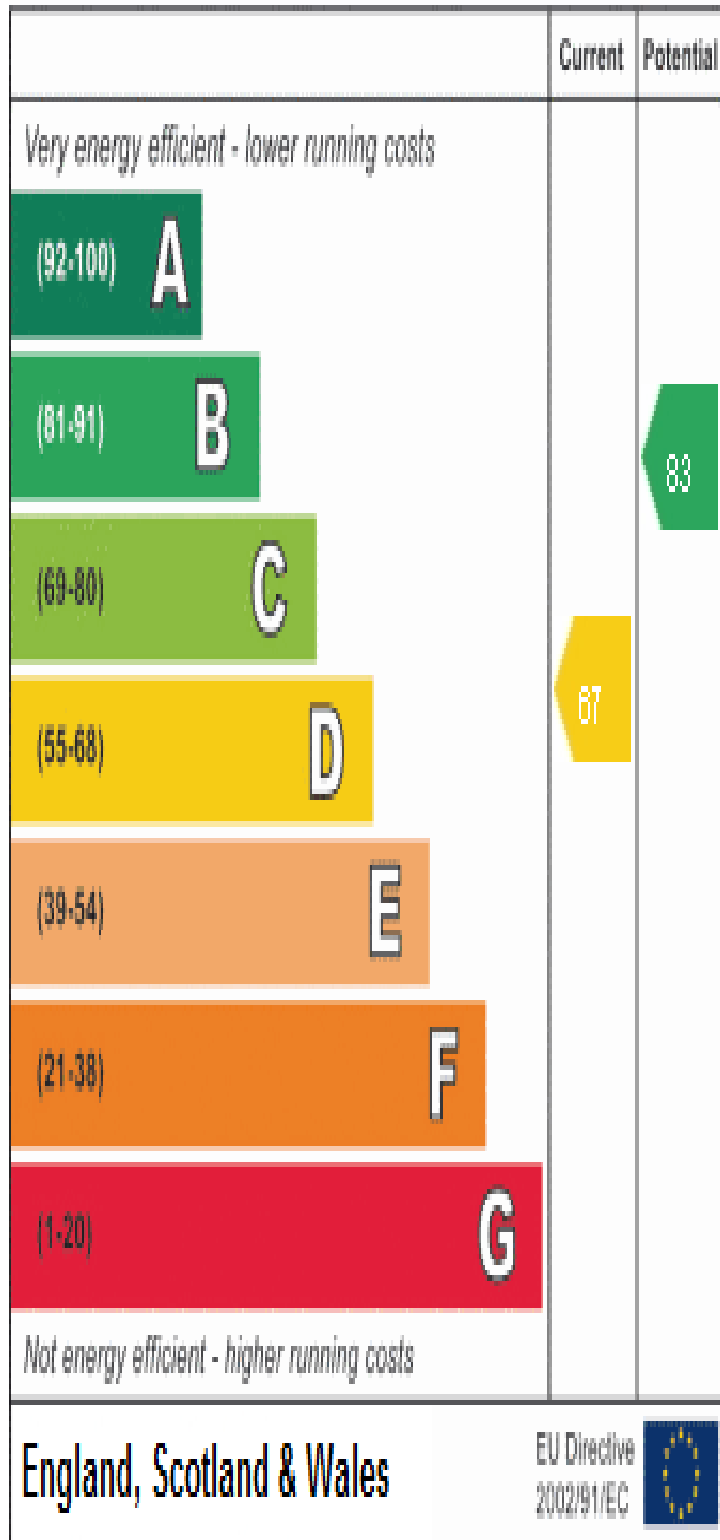
A second double sized bedroom to the rear of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3

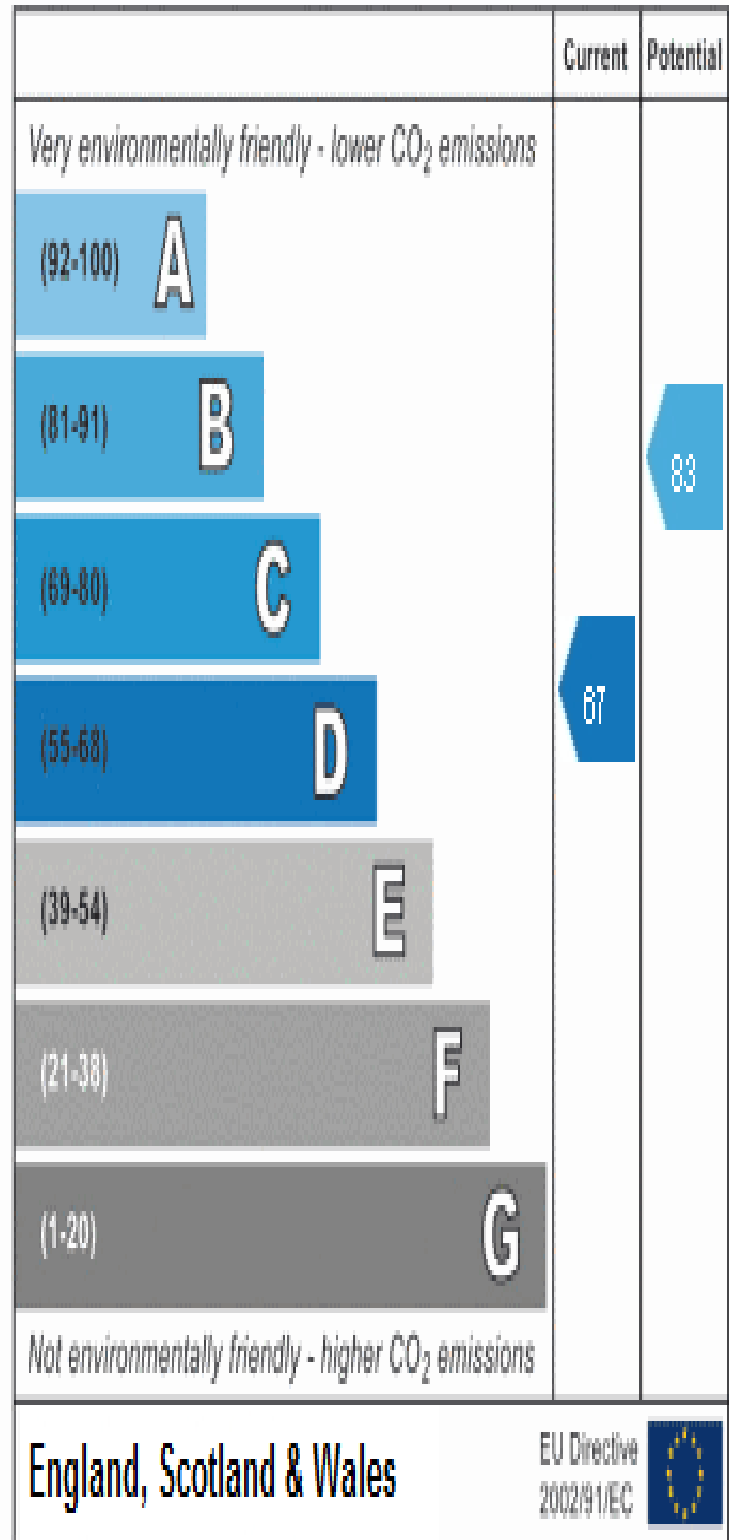
A single sized bedroom to the front of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy Efficiency Rating



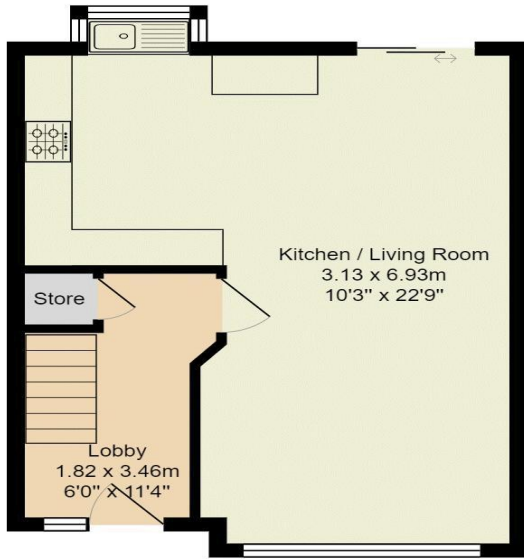
Environmental Impact (CO₂) Rating



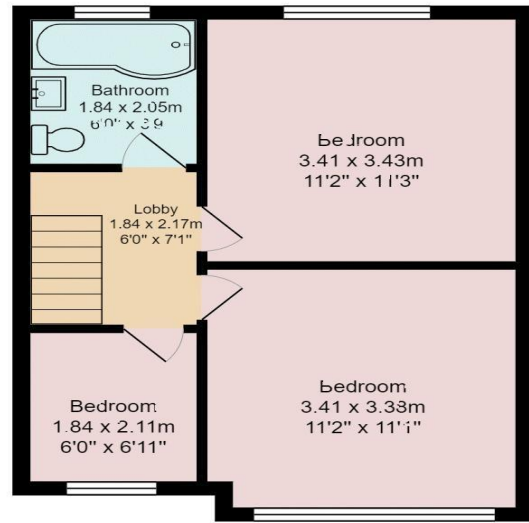
Reference:

CHORLEY_NEW_RD_OCT_2022

627 Chroley New Road BOLTON, BL6 6LH



GROUND FLOOR



FIRST FLOOR

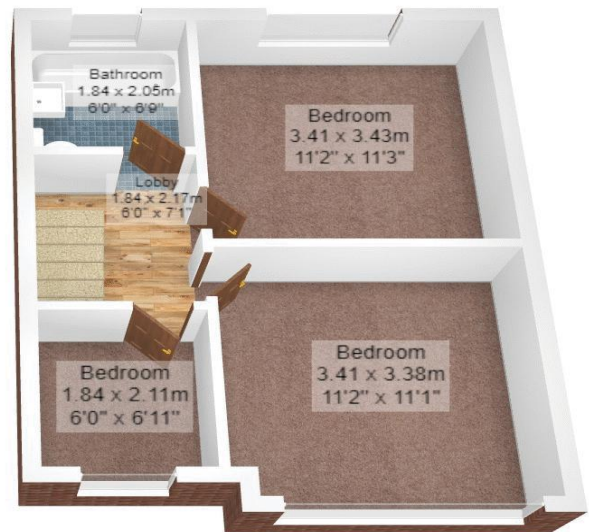
Total Floor Area: 73.3 m² ... 789 ft²

All measurements are approximate and for display purposes only.
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