

Ghyll bank Chorley Old Road, Horwich, Bolton, BL6 6AU



Offers Around £399,995

Extended 3/4 bedroom semi detached situated in a popular residential location. Close to local schools, shops, rail and road links and on the very edge of Rivington Country Park. This property has the added benefits of a further sitting room situated in the basement which could be used as a 4th bedroom, outside entertainment room with built in pizza oven and open aspect across fields. Loft room and garden room. Gardens front and rear with off road parking. Viewing is highly recommended to appreciate the space and location of this property.

- Extended Semi Detached
- Amazing Far Reaching Views
- Great Location for Facilities
- Gardens Front And Rear
- Council Tax Band D
- Freehold
- 3/4 Bedrooms
- Useful Loft Room
- Easy Access To Rivington Country Park
- Awaiting EPC



Spacious 3/4 bedroom extended semi detached property in a stunning and very popular residential location. Close to local schools all local amenities, road and rail links and situated on the edge of Rivington country park giving access to great country walks and great views. The garden to the rear has an open aspect across fields. The property comprises;- Entrance hall, lounge, dining area, with stairs leading down to WC and sitting room/ 4th bedroom leading onto rear garden. fully fitted kitchen diner, To the first floor there are three bedroom fully fitted two of which are double and a family bathroom. There is a loft room accessed via loft ladder. The the outside there is a front garden with a driveway allowing off road parking. The rear has a fully enclosed garden with open aspect plus patio seating area entertainment room with a built in pizza oven, mature planting and lawn with a decked sun terrace. Fully double glazed and gas central heating with garage storage this spacious property is highly recommended to view to appreciate the location and all that is on offer.



Porch

Two uPVC obscure double glazed windows to front, uPVC obscure double glazed window to side, window to rear, door to:



Hallway

Double radiator, stairs, door to:

Lounge 10'10" x 11'7" (3.30m x 3.54m)

UPVC double glazed bay window to front with Adam style surround and cast- iron solid fuel burner stove with glass door in chimney, breast, open plan to:



Dining Area 10'11" x 11'7" (3.32m x 3.54m)

UPVC double glazed window to rear, double radiator, stairs.

Bedroom 4 /Sitting Room

UPVC double window to rear, uPVC double glazed window to side, radiator, uPVC double glazed double door to rear, open plan to:

WC

Double door to Storage cupboard.

Kitchen/Dining Room 8'5" x 8'6" (2.57m x 2.60m)

Fitted matching range of base and eye level units and cupboards with underlighting and drawers, ceramic belfast sink with mixer tap, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven range, five ring hob with extractor hood over, two uPVC double glazed windows to rear, twouPVC double glazed skylight, double radiator, uPVC double glazed entrance door to rear, door to:



Garage Storage

Remote-controlled roller door.

Bedroom 1 10'10" x 11'7" (3.30m x 3.54m)

UPVC double glazed bay window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving and overhead storage, radiator, two double doors, door to:

Bedroom 2 11'11" x 10'8" (3.63m x 3.25m)

UPVC double glazed window to rear, Storage cupboard, built-in wardrobe(s) with hanging rail, shelving and overhead storage, radiator, two double doors, door to:

Bedroom 3 8'0" x 6'5" (2.44m x 1.96m)

UPVC double glazed window to front.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side, heated towel rail, door to Storage cupboard.

Landing

UPVC double glazed window to side, door to:

Outside Front

Block paved driveway leading to front, enclosed garden with mature planting and lawn.

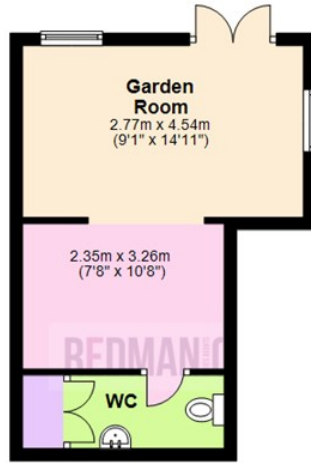
Outside Rear

Enclosed garden with lawn and mature planting, Entertainment room, decked sun terrace, patio seating area, pizza oven, and BBQ area.



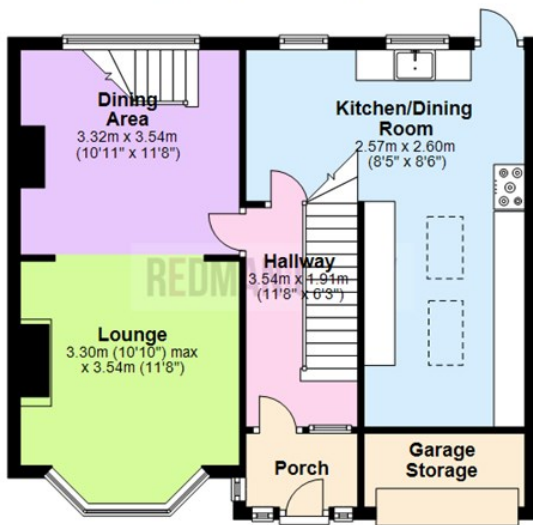
Basement

Approx. 24.7 sq. metres (266.4 sq. feet)



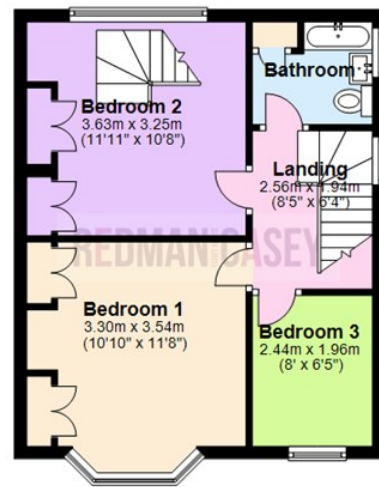
Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

