

21 Chiltern Close, Horwich, Bolton, BL6 7NN



Offers Around £179,995

Three bedroom town house situated in a superb location on the edge of Rivington Country Park close to local shops, schools, and all local amenities. Benefitting from double glazing, gas central heating, gardens front and rear with a dedicated parking space. This property has a lot to offer to a family or first time buyer and viewing is essential to appreciate all that is on offer.

- Three Bedroom
- Gas Central Heating
- Gardens Front And Rear
- Close To Rivington
- Council Tax Band B
- Town House
- Double Glazed
- Parking Space (Exact one not shown on picture)
- EPC Rating C



Three bedroom town house situated in a great location, on the edge of Rivington Country Park giving easy access to great walks and cycle tracks, close to local schools, shops and all local amenities. The property benefits from double glazing, gas central heating, dedicated parking spot and gardens front and rear. The property comprises:- Entrance porch, lounge, kitchen diner, two double bedrooms and a single, family bathroom, front garden and a fully enclosed rear garden. Highly recommended for viewing to appreciate all that is on offer.

Porch

Storage cupboard, door to:

Lounge 15'9" x 14'8" (4.80m x 4.47m)

UPVC double glazed bow window to front, double radiator, stairs, door to:

Kitchen/Diner 10'3" x 14'8" (3.12m x 4.47m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, uPVC double glazed entrance double door to rear.

Landing

Door to:

Bedroom 1 13'5" x 8'4" (4.08m x 2.53m)

UPVC glazed window to front, radiator.

Bedroom 2 10'6" x 8'4" (3.19m x 2.53m)

UPVC double glazed window to rear, radiator.

Bedroom 3 10'4" x 6'0" (3.15m x 1.83m)

UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level WC, full height ceramic tiling to all walls, uPVC double glazed window to rear, radiator.

Storage cupboard.

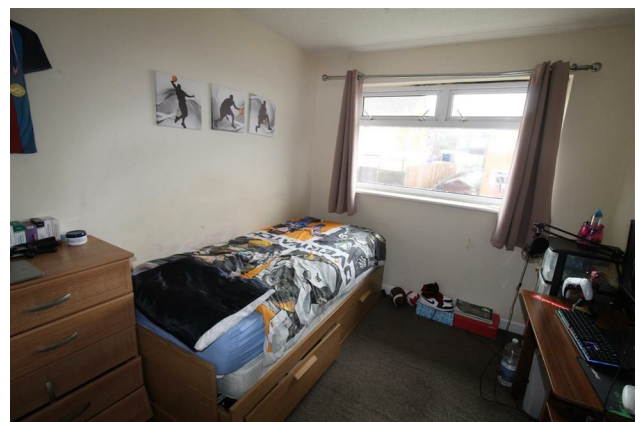
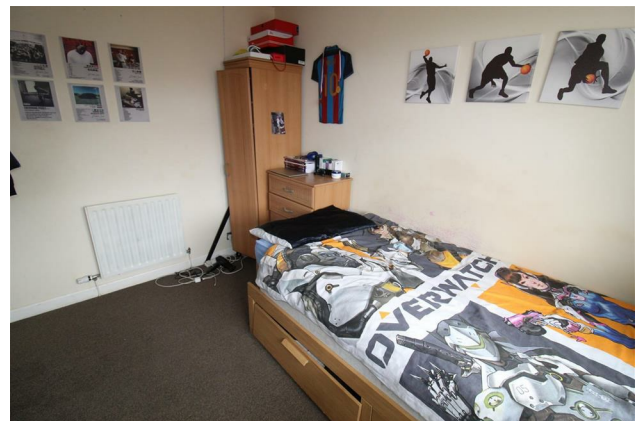
Outside Front

Garden Fronted with mature shrubbery and plants.

Outside Rear

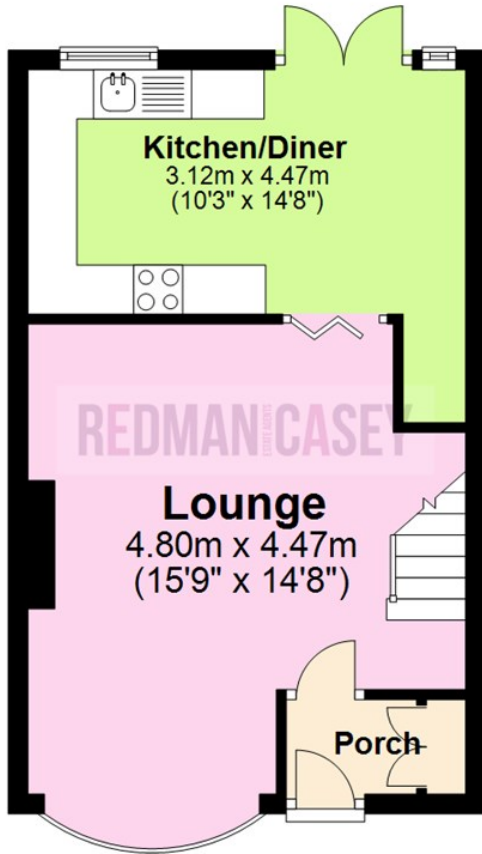
Enclosed rear garden with lawn mature planting and decked patio.





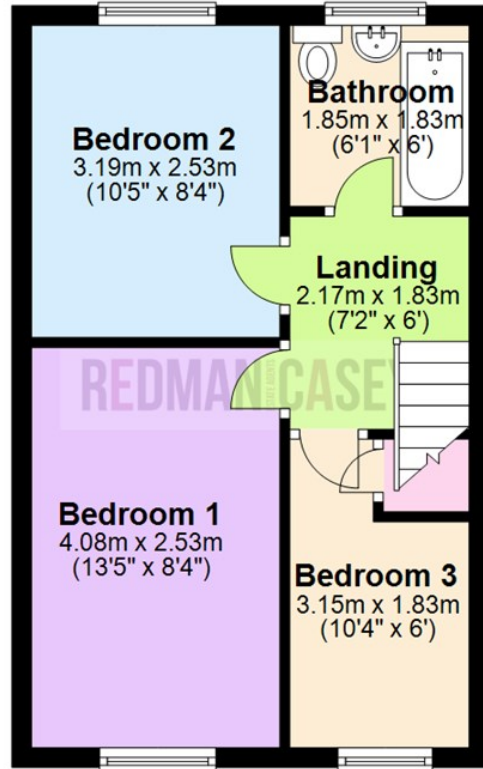
Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 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		
	72	88
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	

