

3 Birch Tree Way, Horwich, Bolton, BL6 6JQ



Offers Around £215,000

Three bedroom semi detached property in a superb and very popular location. Close to local schools both secondary and primary, local shops and transport links. This well presented property has gardens to front and rear, with patio seating area, also benefiting from double glazing and gas central heating. Viewing is advised to appreciate the location, condition and all that is on offer.

- Three Bedroom
- Gardens Front And Rear
- Patio Seating Area
- Double Glazing
- Council Tax Band A
- Semi Detached
- Well Presented
- Gas Central Heating
- Awaiting EPC



Well presented three bedroom semi detached in a superb and very popular location, close to local secondary and primary schools, local shops and all transport links for easy commute. The property comprises:- Entrance porch, lounge diner, kitchen, downstairs W.C. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear. This property benefits from double glazing, gas central heating, garden to the front and enclosed garden to the rear with patio seating area, mature planting garden shed storage and jacuzzi. This property is highly recommended to appreciate the location, condition and all it has to offer.

Porch

Four uPVC frosted double glazed windows to front, uPVC double glazed frosted entrance door to side, uPVC double glazed frosted entrance door to front.

Lounge/Diner 17'6" x 18'6" (5.34m x 5.64m)

UPVC double glazed window to front, uPVC double glazed window to rear, uPVC opaque double glazed window to rear, uPVC frosted double glazed window to front, fireplace with cast- iron wood burning stove with glass door, two double radiators, stairs, uPVC double glazed entrance double door to rear, door to Storage cupboard.

Kitchen 10'10" x 7'6" (3.30m x 2.28m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink with mixer tap, built-in slimline dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in electric ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed entrance door to front, door to:

WC

UPVC frosted double glazed window to front, two piece suite comprising, vanity wash hand basin with storage under and mixer tap and low-level WC, heated towel rail.

Landing

UPVC double glazed window to front, door to:

Bedroom 1 11'2" x 12'3" (3.41m x 3.74m)

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



Bathroom

Recently refitted with three piece suite comprising wash hand basin vanity unit with storage under, mixer tap, full height ceramic tiling to all walls and mirror and low-level WC, uPVC frosted double glazed window to front, heated towel rail.

Bedroom 2 8'1" x 13'7" (2.46m x 4.14m)

UPVC double glazed window to rear, Storage cupboard, fitted with a built-in wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, radiator, double door, bi-fold:

Bedroom 3 9'1" x 9'3" (2.78m x 2.82m)

UPVC double glazed window to front with a range of wardrobes comprising with hanging rail, shelving and drawers, Storage cupboard, radiator, double door.

Outside Front

Garden to front with mature planting of shrubbery and mature plants.

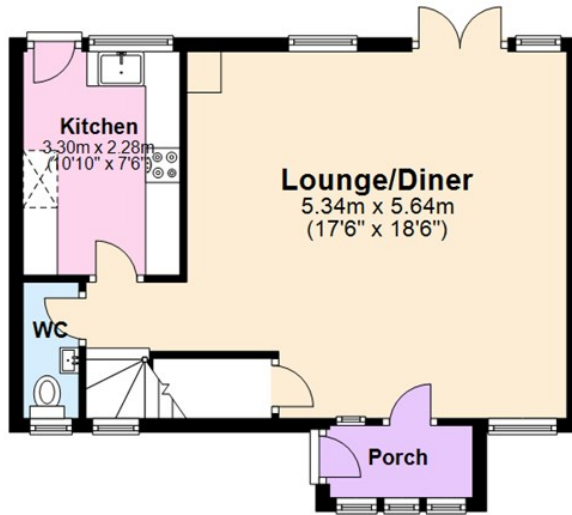
Outside Rear

Enclosed rear garden with patio seating area, jacuzzi, flower beds, garden shed for storage.



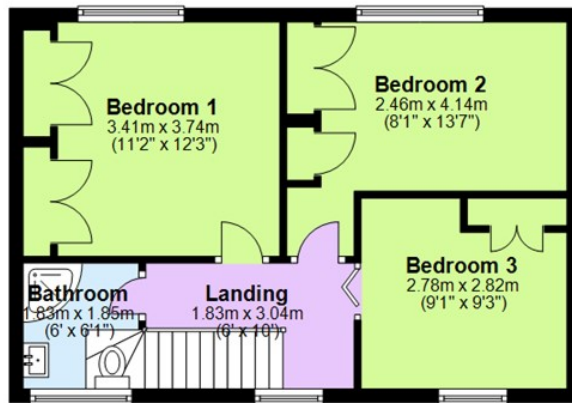
Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 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	

