

51 Old Lords Crescent, Horwich, Bolton, BL6 7LS



## Offers Around £195,000

Three bedroom semi detached property located in a quiet residential location, close to local schools, shops local amenities and very close to Rivington Country Park for an outdoor lifestyle. Benefiting from double glazing, gas central heating, off road parking and large garden to rear. This three bedroom semi is spacious with plenty of storage and viewing is recommended to appreciate all that is on offer.

- Semi Detached
- Off Road Parking
- Gas Central Heating
- Council Tax Band A
- Three Bedroom
- Large Garden To Rear
- Double Glazing
- Awaiting EPC



Three bedroom semi detached property located in a quiet and very popular residential location close to local primary and secondary schools, local shops all amenities and very close to Rivington Country Park. The location allows for outdoor lifestyle with the convenience of all the facilities of a small town. The property comprises:- Entrance hall lounge, kitchen diner, pantry/ storage , rear porch with WC attached. To the first floor there are three bedrooms and family bathroom, Benefitting from double glazing, gas central heating, off road parking and gardens to front and rear. The spacious property must be viewed to appreciate all that is on offer.



### Hall

UPVC opaque double glazed window to side, radiator, stairs, door to:

### Lounge 11'10" x 16'1" (3.60m x 4.91m)

UPVC double glazed window to front, electric fire set in feature marble surround, double radiator, door to:

### Kitchen/Diner 9'3" x 12'10" (2.82m x 3.91m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, polycarbonate sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, door to Storage cupboard, uPVC frosted double glazed window to side.



### Pantry

, uPVC frosted double glazed window to side.

### Rear Porch

UPVC double glazed frosted entrance door to rear, door to:

### Bedroom 1 11'11" x 9'1" (3.63m x 2.77m)

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



### Bedroom 2 9'2" x 11'8" (2.79m x 3.56m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 9'9" x 7'3" (2.96m x 2.21m)

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

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with electric shower above and folding glass screen and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.



### WC

UPVC frosted double glazed window to side.

### Landing

UPVC frosted double glazed window to side, door to:

### Outside Front

Garden fronted with driveway for off road parking.

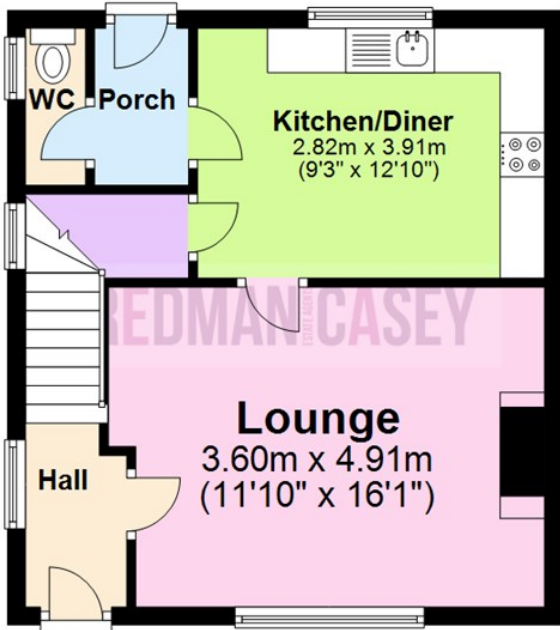
### Outside Rear

Enclosed rear garden laid to lawn with mature planting and patio seating area.



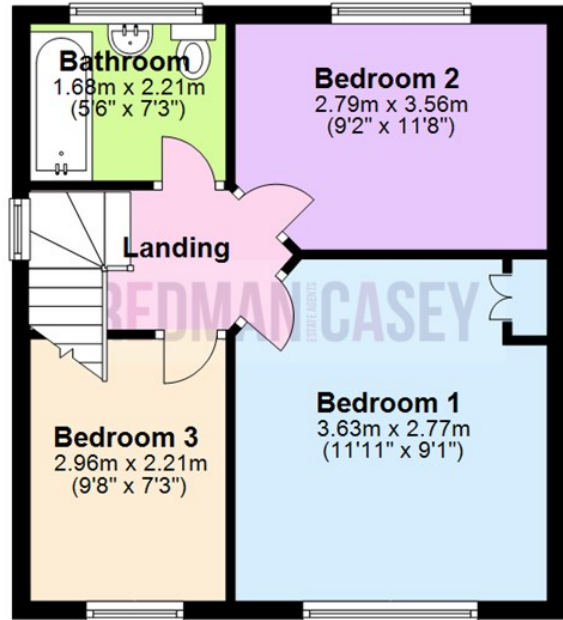
### Ground Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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

