

25 Chiltern Close, Horwich, Bolton, BL6 7NN



## Offers Around £197,995

Three bedroom townhouse, situated in a very popular residential location, on the edge of Rivington Country Park. Close to local shops, schools and all local amenities. The property benefits from double glazing, gas central heating, gardens front and rear, conservatory and private dedicated parking space. Viewing is highly recommended to appreciate the location, condition and all this property has to offer.

- Three Bedrooms
- Private Parking Space
- Gas Central heating
- Council Tax Band C
- Immaculate Condition
- Double Glazed
- Conservatory
- EPC Rating D





Three bedroom townhouse, located in a quiet Cul-De-Sac on the edge of Rivington Country Park close to local shops, schools, and all local amenities. The property comprises:- Entrance porch, lounge, kitchen diner, conservatory. To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens front and rear the rear being fully enclosed with a decked seating area and laid to artificial turf. The property also benefits from dedicated parking space, double glazing and gas central heating.

Viewing is highly recommended to appreciate the condition, location and all this property has to offer.

### **Porch**

Radiator, door to:

### **Lounge 15'9" x 11'10" (4.79m x 3.60m)**

UPVC double glazed bow window to front, fireplace with wooden Adam style surround, double radiator, stairs, door to Storage cupboard.

### **Kitchen/Diner 8'1" x 14'6" (2.47m x 4.42m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and 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 stable door to rear, door to Storage cupboard.

### **Conservatory**

Three uPVC double glazed windows to side, uPVC double glazed window to rear, window to rear, uPVC double glazed entrance door to side.

### **Landing**

Door to:

### **Bedroom 1 12'11" x 8'3" (3.94m x 2.51m)**

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

### **Bedroom 2 11'1" x 8'3" (3.38m x 2.51m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 3 5'6" x 5'11" (1.67m x 1.80m)**

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



### **Bathroom**

Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with swan neck mixer tap and tiled with shower over and folding glass screen and close coupled WC, uPVC frosted double glazed window to rear, heated towel rail.

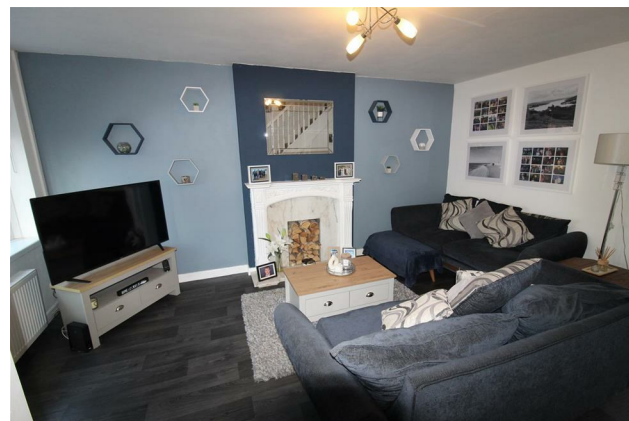
### **Outside Front**

Front garden area with mature planting.

### **Outside Rear**

Enclosed rear garden with decked patio seating area and laid to artificial grass.

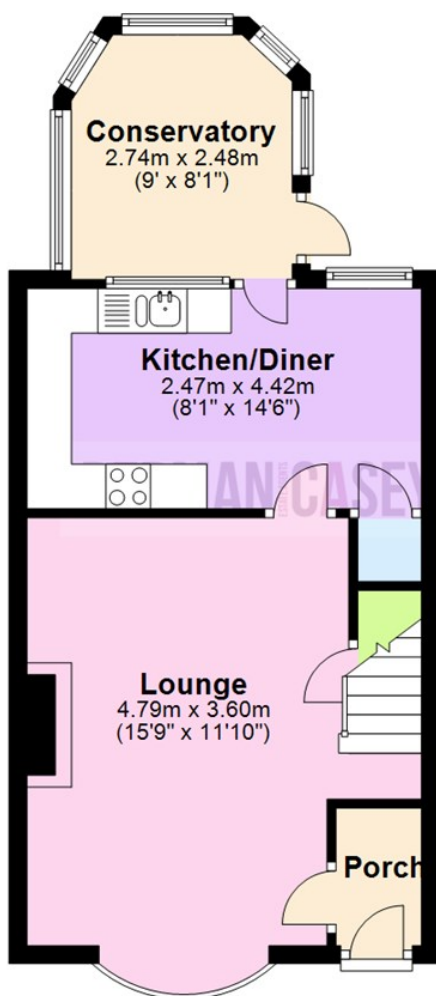
### **Dedicated Parking Space.**





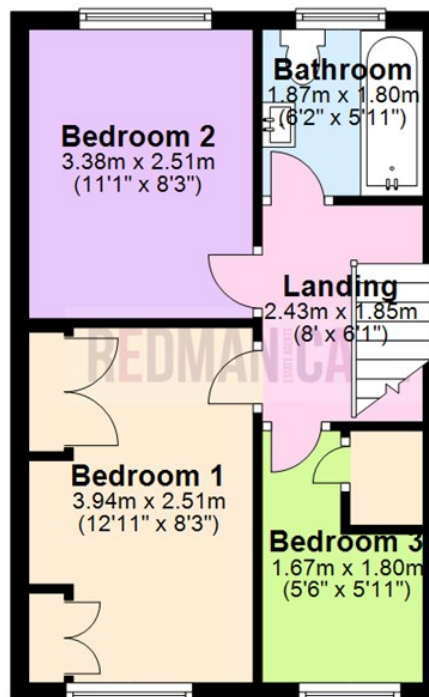
## Ground Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 72.2 sq. metres (777.3 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</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	

