

24 College Drive, Horwich, Bolton, BL6 6GH



Offers In The Region Of £229,995

Superbly presented 3 bedroom semi detached property built by Jones homes in 2018 and benefitting from the residue of the NHBC Warranty. The property offers spacious accommodation with a large lounge, dining room open plan to a modern fitted kitchen, three generous bedrooms and family bathroom. The property also benefits from a spacious rear garden with large lawned area and off road parking for 2 cars and is ideally located for access to local amenities, shops and schools along with transport links for road and rail. Sold with no chain viewing is highly recommended to appreciate all that is on offer.

- 3 Bedroom Semi Detached
- Residue of NHBC Warranty
- Modern Fitted Kitchen
- EPC Rating B
- Built 2018 by Jones Homes
- Spacious Lounge and Dining Room
- Spacious Gardens
- Council Tax B



Located just off Victoria Road in Horwich this superbly presented 3 bedroom semi detached offers everything a family would want with spacious reception rooms generous bedrooms and a large corner plot garden. It is ideally located for access to all local amenities including local schools and the new leisure centre and doctors surgery complex, along with shops and transport links for road and rail, the property comprises - Porch, wc, lounge with french doors to the garden, dining room open plan archway to the modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom fitted with a three piece white suite,. Outside there are open plan gardens to the front and side and to the rear is a enclosed garden with paved patio area large lawn and off road parking for 2 cars. Viewing is essential to appreciate all that is on offer. Sold with no onward chain.

Entrance Hall

Radiator, vinyl flooring, Composite double glazed entrance door, door to:

WC

Frosted double glazed window to front, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, vinyl flooring.

Lounge 13'4" x 13'4" (4.07m x 4.06m)

UPVC double glazed bay window to front, built-in under-stairs storage cupboard, double radiator, radiator, carpeted stairs to first floor landing, uPVC double french doors to garden, door to:

Dining Area 7'9" x 10'3" (2.36m x 3.12m)

UPVC double glazed bay window to front, uPVC double glazed window to side, radiator, vinyl flooring, open plan to:

Kitchen 6'5" x 10'3" (1.96m x 3.12m)

Fitted with a matching range of modern pale grey base and eye level units with underlighting, drawers and complementary worktops, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, vinyl flooring.

Landing

UPVC double glazed window to rear, door to:

Bedroom 1 8'3" x 13'10" (2.51m x 4.21m)

UPVC double glazed window to front, radiator.

Bedroom 2 7'11" x 9'9" (2.42m x 2.97m)

UPVC double glazed window to front, radiator.



Bedroom 3 5'11" x 10'0" (1.81m x 3.06m)

UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, door to:

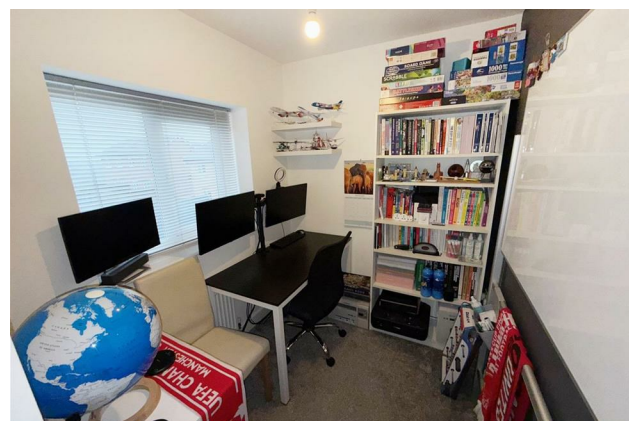
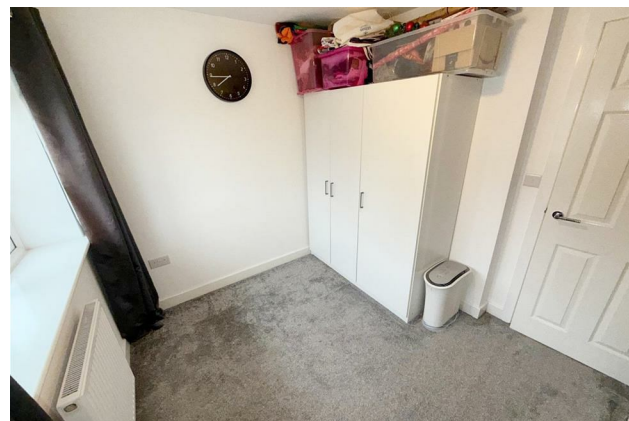
Bathroom

UPVC frosted double glazed window to rear, radiator.

Outside

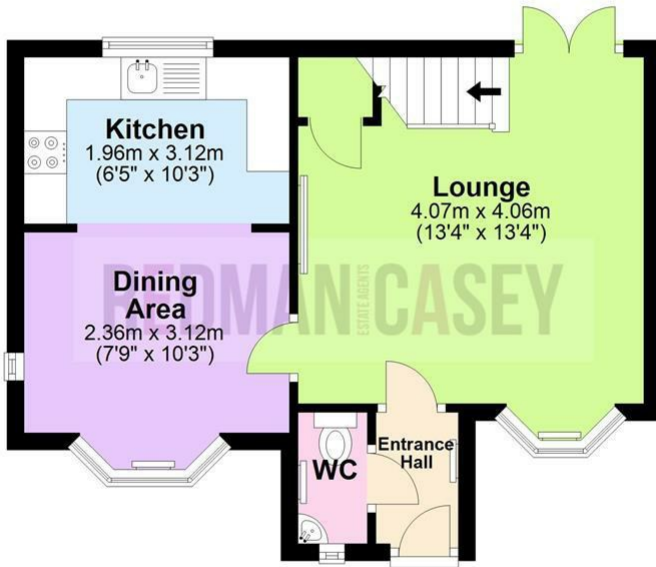
Open plan front garden with lawned area and paved pathway leading to front entrance door.

Private rear garden, enclosed by timber fencing to rear and side, paved sun patio with lawned area and gravelled borders, side gated access, paved pathway.



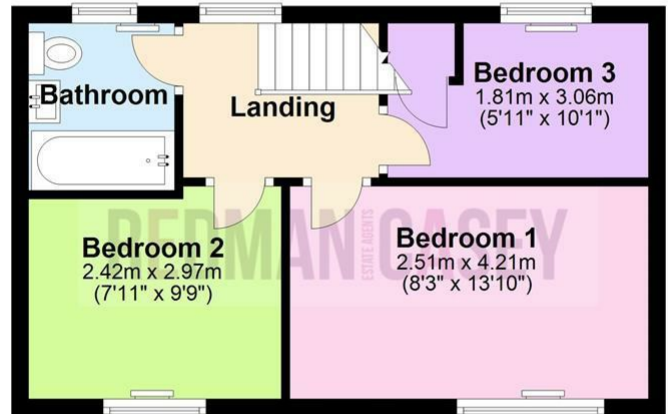
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 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) A		95
(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	

