

7 Lower Makinson Fold, Horwich, Bolton, BL6 6PD



Offers In The Region Of £275,000

Superbly presented 3 double bedroom detached property ideally located for access to local amenities, schools, Middlebrook retail park and transport links for rail and motorway to Manchester, Preston and beyond. The property offers flexible accommodation with spacious reception rooms, conservatory and fitted kitchen. Master bedroom with en suite shower room two further double bedrooms and family bathroom. 2 driveways offering excellent off road parking enclosed garden with artificial grass and patio area, detached office / games room with power and light sold with no chain and vacant possession.

- 3 Double Bedroom Detached
- Conservatory
- No Chain
- Council Tax Band C
- 2 Receptions
- Detached Office / Games Room
- Vacant Possession
- EPC Rating TBC



Deceptively spacious three double bedroom detached property offered for sale with no chain and vacant possession. The property benefits from gas central heating and double glazing throughout and is ideally positioned for access to many local amenities, sought after local primary and secondary schools along with the Middlebrook retail park and M61 / Rail links at Lostock parkway giving access to Manchester, Preston and beyond. The property comprises : Entrance hall, lounge, dining room open plan to conservatory, fitted kitchen with integrated appliances. To the first floor there are three double bedrooms the master having a three piece en suite shower room and family bathroom. Outside there are gardens to the front and side with twin driveways giving off road parking for 2/3 cars, Enclosed side garden with paved patio and artificial lawn and a detached brick built office / games room with power and light. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, 'Karndean' flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door with matching side panel, door to built-in under-stairs storage cupboard, door to:

Kitchen 7'0" x 12'4" (2.14m x 3.76m)

Fitted with a matching range of cream fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, glazed display unit, 1+1/2 bowl composite belfast sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for tumble dryer, range with extractor hood over, uPVC double glazed leaded window to front, 'Karndean' flooring, uPVC double glazed side door to garden, door to:

Lounge 16'6" x 11'3" (5.02m x 3.42m)

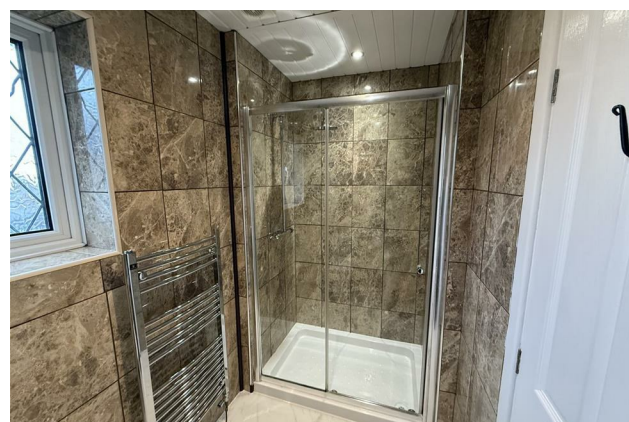
UPVC double glazed leaded window to front, uPVC double glazed leaded box window to side, living flame effect electric fire set in timber surround and marble inset and hearth, double radiator, 'Karndean' flooring, two wall lights, coving to ceiling.

Dining Room 9'0" x 10'2" (2.74m x 3.10m)

Radiator, 'Karndean' flooring, archway to:

Conservatory 9'9" x 10'6" (2.96m x 3.20m)

Half brick construction with uPVC double glazed windows, ceiling fan and power and light connected, 'Karndean' flooring, radiator, uPVC double glazed french doors to garden.



Landing

UPVC frosted double glazed window to rear, access to loft, door to , built-in over-stairs storage cupboard with shelving, door to:

Bedroom 1 11'9" x 10'2" (3.59m x 3.11m)

UPVC double glazed window to side, radiator, coving to ceiling with recessed spotlights, door to:

En-suite

Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed leaded window to front, vinyl tiled flooring.

Bedroom 3 7'8" x 11'4" (2.34m x 3.45m)

UPVC double glazed leaded window to side, radiator.

Bedroom 2 8'10" x 11'3" (2.69m x 3.44m)

UPVC double glazed leaded window to front, radiator, coving to ceiling.

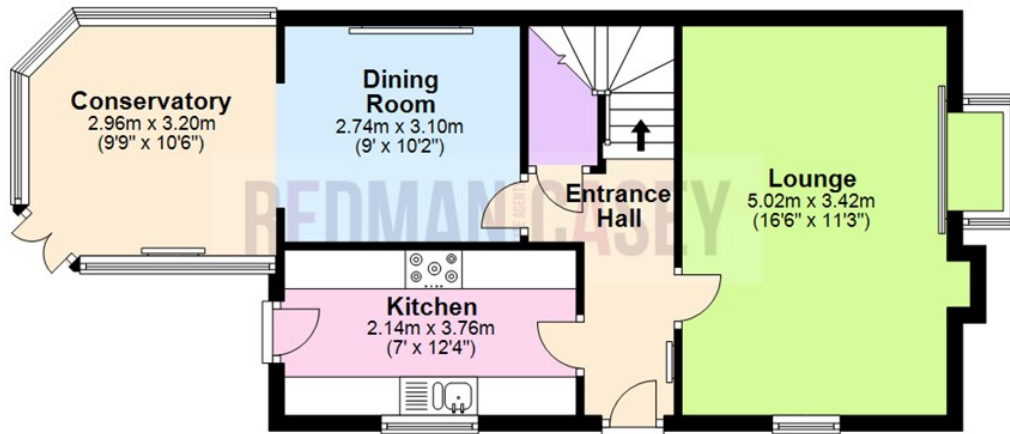
Family Bathroom

UPVC frosted double glazed leaded window to front.



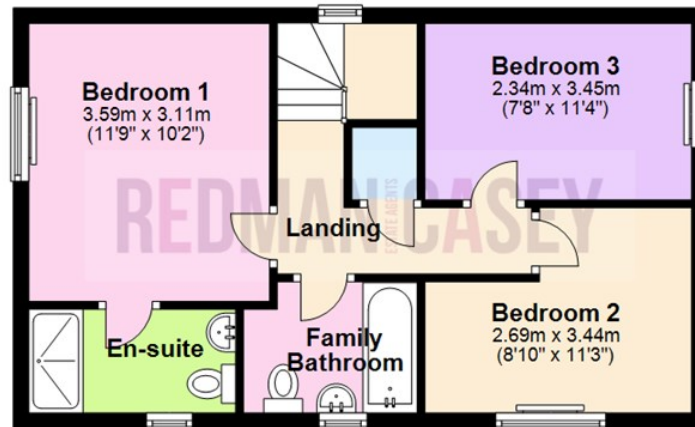
Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 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 CO2 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 CO2 emissions		
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