

1 Springburn Close, Horwich, Bolton, BL6 6SR



Offers Around £210,000

Three bedroom semi detached property, located in a very popular residential location. Close to local secondary and primary schools, shops and all local amenities easy access to major road and rail links making commute to Manchester and Preston very easy. Benefiting from off road parking, double glazing, gardens front and rear, gas central heating. This three bedroom semi offers spacious modern living in a good residential location, viewing is recommended.

- 3 Bedroom
- Off Road Parking
- Gas Central Heating
- EPC Rating C
- Patio Seating Area
- Semi Detached
- Gardens Front And Rear
- Double Glazing
- Council Tax Band C



Three bedroom semi detached detached property, located in a very popular residential area. Close to local amenities the Middlebrook retail park, both secondary and primary schools and road and rail links so easy commute to Manchester and Preston. The property comprises; Entrance porch, lounge, dining area, kitchen. To the first floor there are three bedrooms and a family bathroom. There is off road parking to the side with both side and rear gardens. This property also benefits from double glazing, gas central heating gardens front and rear with patio seating area. This spacious semi is recommended for viewing to appreciate all that is on offer.



Porch

UPVC double glazed window to side, radiator:

Lounge 13'3" x 14'1" (4.04m x 4.29m)

Bay window to front, coal effect gas fire fireplace set in feature surround, radiator, stairs, open plan to Dining Room, door to Storage cupboard.

Dining Room 10'9" x 7'6" (3.28m x 2.29m)

Radiator, uPVC double glazed entrance double door to rear:

Kitchen 10'4" x 6'3" (3.15m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator.



Storage cupboard.

Bedroom 1 9'0" x 10'9" (2.74m x 3.27m)

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

Bedroom 2 9'7" x 7'6" (2.93m x 2.29m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'5" x 6'3" (2.57m x 1.90m)

UPVC double glazed window to rear, radiator.



Bathroom

Three piece suite comprising deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Landing

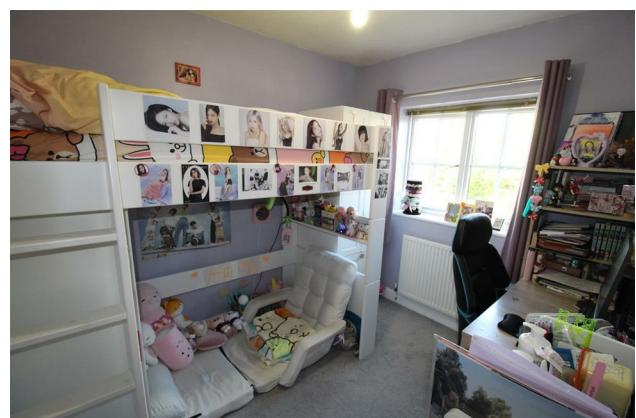


Outside Front

Small garden and access to off road parking and side garden.

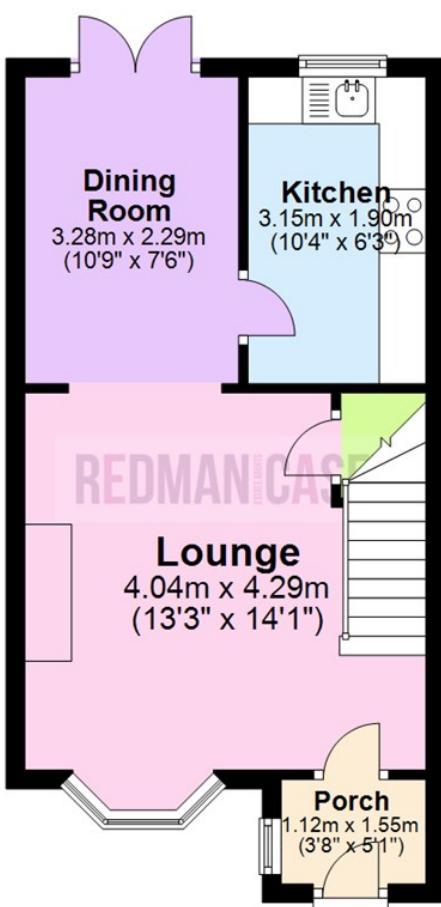
Outside Rear

Enclosed rear garden laid to lawn with patio seating area,



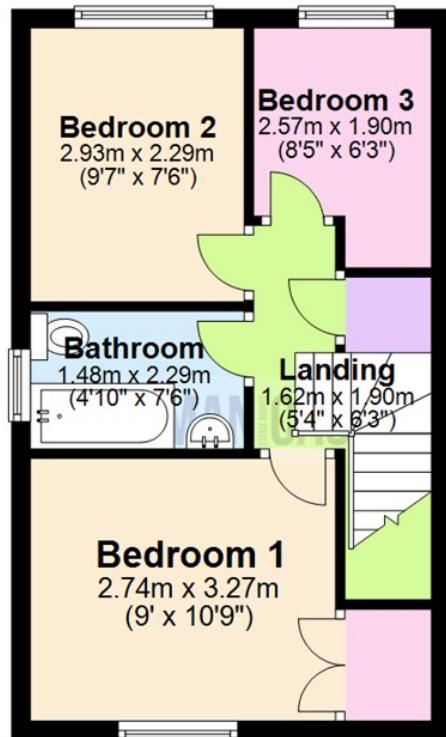
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

