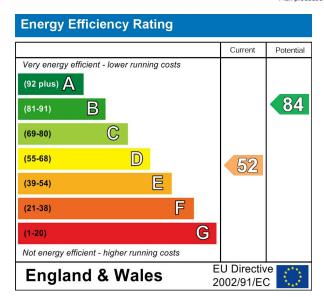
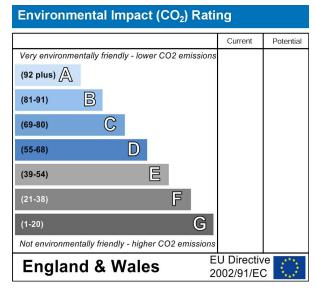


Total area: approx. 71.9 sq. metres (773.8 sq. feet)

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.









7 Moorland Drive, Horwich, Bolton, BL6 6RB

We are delighted to bring to the market this 3 bedroom detached true bungalow, ideally located in a quiet cul de sac location on the edge of Horwich. The property is in need of some renovation and improvement, but will provide excellent living accommodation, with spacious lounge, dining room, kitchen, three bedrooms and shower room. Well presented gardens to the front, side and rear and extensive paved driveway with parking for 3-4 cars. Potential for expansion to side and rear subject to planning. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £350,000













located in a quiet cul de sac off the door to: road adjacent to farmland and local walks. The property offers superb accommodation which is in need of cosmetic updating but offers fantastic potential for expansion to the side and rear or conversion into the loft to provide further living space. At present the accommodation comprises: Dining room, lounge, fitted kitchen, hallway, three bedrooms and modern 3 piece shower room. Outside there are gardens to the front, side and rear with a detached garage and driveway parking for 3/4 cars to the front and side. Ideally located for access to local countryside along with Horwich town centre and Middlebrook retail park make this a property not to be missed.

Dining Area

9'1" x 10'4" (2.78m x 3.16m) UPVC double glazed entrance door with uPVC double glazed

Located on the edge of Horwich window to side, frosted glazed Hallway this detached true bungalow is panel to hallway, radiator, double Built-in double storage cupboard,

15'11" x 11'1" (4.84m x 3.37m) UPVC double glazed window to UPVC double glazed window to front with views of open front with views of open countryside, coal effect gas fire set countryside, three built-in double in stone built surround with an wardrobes with hanging rails and extended plinth to one side, shelving, fitted matching bedside double radiator, coving to textured cabinet and drawers, radiator. ceiling.

Kitchen

8'4" x 11'1" (2.53m x 3.37m)

glazed window to rear, radiator, domestic hot water flooring, textured ceiling with recessed spotlights with full height ceramic tiling to all walls, uPVC double glazed side door,

door to:

Bedroom 1

11'0" x 11'8" (3.36m x 3.55m)

Bedroom 2

8'11" x 11'8" (2.73m x 3.55m) UPVC double glazed window to Fitted with a matching range of rear, built-in single wardrobe with base and eye level cupboards with hanging rail, shelving, overhead contrasting round edged worktops, storage and cupboards, fitted stainless steel sink unit with single dressing table, vanity mirror and drainer and mixer tap with tiled drawers, radiator. built-in boiler splashbacks, space for fridge, cupboard with wall mounted gas electric point for cooker, double boiler serving heating system and

Bedroom 3

8'7" x 8'6" (2.61m x 2.58m) UPVC double glazed window to side, radiator.







Shower Room

Refitted with three piece modern Open plan front garden, enclosed Detached brick built single garage, shower enclosure with rainfall side, paved driveway to the front shower over, wash hand basin in leading to garage and with car vanity unit with cupboards under parking space for three cars, and mixer tap, low-level WC uPVC paved pathway leads round both panelling to all walls, extractor fan, sides with lawned area and mature wall mounted mirror with LED flower and shrub borders. lighting, window to side, radiator, vinyl flooring, textured ceiling with recessed spotlights.

Outside

white suite comprising double by dwarf brick wall to front and Up and over door.

Side and rear gardens, enclosed by timber fencing and mature hedge to rear and sides, paved pathway with lawned area and mature flower and shrub borders.







Garage