


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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	52	
(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	

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 on the edge of Horwich this detached true bungalow is located in a quiet cul de sac off the 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 window to side, frosted glazed panel to hallway, radiator, double door to:

Lounge
15'11" x 11'1" (4.84m x 3.37m)
UPVC double glazed window to front with views of open countryside, coal effect gas fire set in stone built surround with an extended plinth to one side, double radiator, coving to textured ceiling.

Kitchen
8'4" x 11'1" (2.53m x 3.37m)
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, electric point for cooker, double glazed window to rear, radiator, flooring, textured ceiling with recessed spotlights with full height ceramic tiling to all walls, uPVC double glazed side door,

Hallway
Built-in double storage cupboard, door to:

Bedroom 1
11'0" x 11'8" (3.36m x 3.55m)
UPVC double glazed window to front with views of open countryside, three built-in double wardrobes with hanging rails and shelving, fitted matching bedside cabinet and drawers, radiator.

Bedroom 2
8'11" x 11'8" (2.73m x 3.55m)
UPVC double glazed window to rear, built-in single wardrobe with hanging rail, shelving, overhead storage and cupboards, fitted dressing table, vanity mirror and drawers, radiator. built-in boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water

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 white suite comprising double shower enclosure with rainfall shower over, wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC uPVC panelling to all walls, extractor fan, wall mounted mirror with LED lighting, window to side, radiator, vinyl flooring, textured ceiling with recessed spotlights.

Outside

Open plan front garden, enclosed by dwarf brick wall to front and side, paved driveway to the front leading to garage and with car parking space for three cars, paved pathway leads round both sides with lawned area and mature flower and shrub borders. 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

Detached brick built single garage, Up and over door.