

5 Factory Hill, Horwich, Bolton, BL6 6RZ



## Offers In The Region Of £275,000

Two bedroom detached bungalow located in a superb location. set in a quiet cul-de-sac on the very edge of Rivington and close to all local amenities. This property is ideal for anyone who like the rural setting with the convenience of easy access to transport links and local shops. The property benefits from a large rear garden, fully double glazed, gas central heating and large conservatory to the rear. Sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location and all that is on offer.

- Detached Bungalow
- Large garden To Rear
- No Chain
- Council Tax Band B
- Two Bedroom
- Conservatory
- Vacant Possession
- Awaiting EPC





Detached bungalow located in a superb quiet location. This two bedroom bungalow with large garden plot to the rear is at the head of a quiet cul-de-sac. The property comprises:- Porch, entrance hall, lounge, kitchen, conservatory, two bedrooms and a family bathroom. This property also benefits from double glazing, gas central heating, patio seating area, easy walking distance to Rivington, and transport links sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location, space and all this property has to offer.

### **Porch**

Open plan,:

### **Hallway**

Double radiator, hardwood glazed entrance door to front,:

### **Lounge 11'5" x 11'4" (3.49m x 3.45m)**

UPVC double glazed window to front, double radiator, :

### **Kitchen Area 10'6" x 9'3" (3.20m x 2.81m)**

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, open plan,

### **Conservatory**

Half brick and uPVC double glazed construction with double glazed polycarbonate roof, ceiling fan and power and light connected, uPVC double glazed window, window to rear, two windows to side, two windows to front, double radiator, ceramic tiled flooring, uPVC double glazed entrance double door to rear.

### **Bedroom 1 10'11" x 11'3" (3.32m x 3.44m)**

UPVC double glazed window to front, radiator.

### **Bedroom 2 11'1" x 10'4" (3.37m x 3.16m)**

UPVC double glazed window to rear, radiator.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, ceramic and full height tiling to all walls, wall mounted mirror, uPVC frosted double glazed window to rear, heated towel rail.

### **Outside Front**

Small garden with off road parking.

### **Outside Rear**



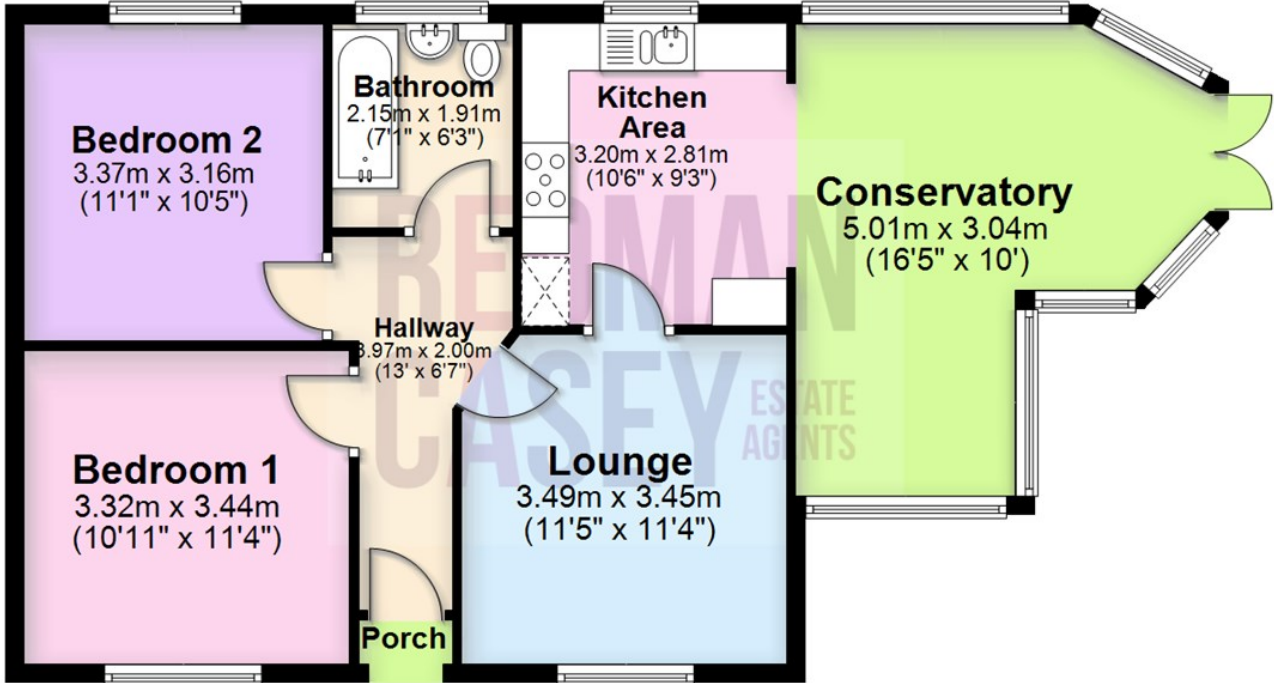
Enclosed garden laid to lawn with mature planting, garden shed and patio seating area.





## Ground Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

