

62 Bottom O Th Moor, Horwich, Bolton, BL6 6QF



Offers Around £200,000

Three bedroom Dorma bungalow, in need of modernisation, located in a superb quiet and popular location, close to Rivington with good transport links easy access to local shops and all amenities. This property benefits from double glazing, gas central heating, off road parking, garage garden to front and generous garden to rear. Viewing recommended to appreciate the potential, location and all on offer.

- Three Bedroom Dorma Bungalow
- Off Road Parking
- Gas Central Heating
- Gardens Front And Rear
- Freehold
- Semi Detached
- Garage
- Double Glazed
- Awaiting EPC
- Council Tax Band D



Three bedroom Dorma Bungalow needs some modernisation, situated in a very popular residential location, close to local schools, shops, transport links and very close to Rivington for country walks and stunning views. The property comprises:- Entrance, Lounge, dining room, kitchen, bathroom, bedroom , to the first floor there are two bedrooms. To the outside there is a front garden and driveway leading to a garage and a generous garden to the rear with a patio seating area.

This home is recommended for viewing to appreciate the location size and potential.

Hall

Two uPVC frosted double glazed windows to front, uPVC entrance door to front,



Lounge 17'0" x 11'7" (5.17m x 3.52m)

UPVC double glazed window to front, coal effect gas fire set in feature wooden surround, double radiator, sliding door



Bedroom 1 12'4" x 11'7" (3.76m x 3.52m)

UPVC double glazed window to rear, coal effect gas fire set in feature wooden surround, double radiator.



Kitchen 9'5" x 8'7" (2.88m x 2.62m)

Fitted with a matching range of base and eye level units with drawers and round edged worktops, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to side, radiator, :

Dining Room 9'4" x 8'7" (2.84m x 2.62m)

UPVC double glazed window to rear, double radiator, stairs.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with extensive ceramic and tiling with shower over and shower curtain and low-level WC, uPVC frosted double glazed window to side, radiator.



Garage

UPVC frosted double glazed window to rear, metal up and over door.

Bedroom 2 13'11" x 8'3" (4.24m x 2.51m)

UPVC double glazed window to front, uPVC double glazed window to rear, double radiator, door to:

Bedroom 3 13'11" x 7'9" (4.24m x 2.35m)

UPVC double glazed window to rear, uPVC double glazed window to front, radiator, door to:

Storage



Outside Front

Garden fronted with mature planting driveway leading to garage.

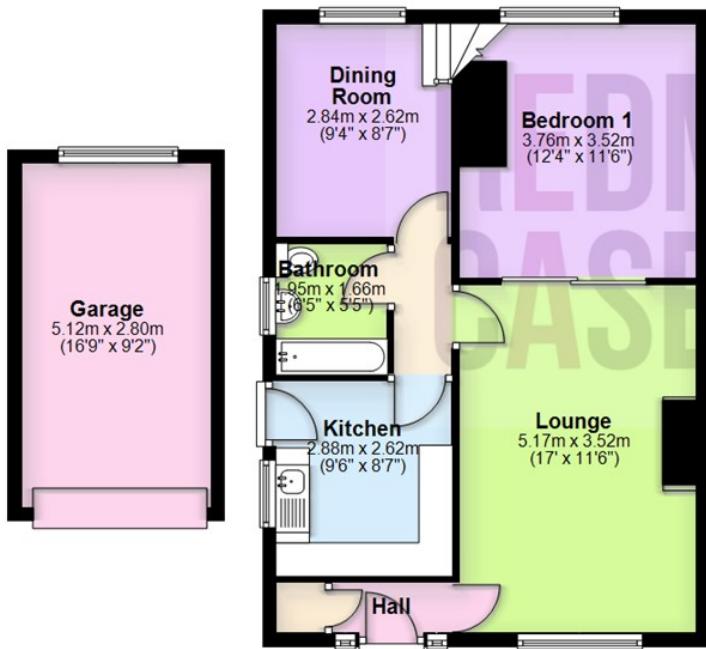
Outside Rear

Generous enclosed garden with mature planting and lawn, patio seating area and garden shed.



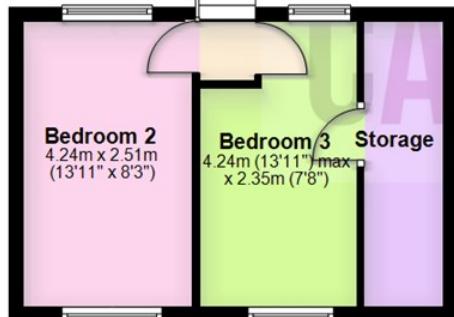
Ground Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 96.3 sq. metres (1036.5 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		
(69-80) C		
(55-68) D		
(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	

