



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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COLLEGE DRIVE, HORWICH, BL6 6GH



- Three bedroom semi detached home
- Lounge and kitchen/dining room
- Family bathroom and cloakroom/wc
- South East facing rear garden
- Driveway parking with EV charger
- Council tax band B
- EPC rating B
- Close to amenities and commuter routes



£230,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home ideally situated close to many local amenities, schools and commuter routes with the M61 motorway and Horwich Parkway train station just a short distance away. Many leisure facilities are also within a short drive to include Horwich Leisure Centre, The University of Bolton Arena, Bolton Golf Club, Lostock Tennis Club and the stunning countryside in Rivington. This fantastic home is ready to move into and should be at the top of the list for any first time buyer or young couple. Internally the accommodation comprises an entrance hallway, cloakroom/wc, lounge and kitchen/diner complete with integrated appliances to the ground floor and three good sized bedrooms and a three piece family bathroom to the first floor. Externally there is a low maintenance garden at the front with various plants/trees and driveway parking with fixed electric car charging point leading to the gate to the rear garden. South East facing rear garden with a patio area with steps leading up to the lawned garden with flower beds and borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator.

Cloakroom/wc: Radiator, double glazed window to the front, ceiling light point, laminate effect flooring, wc, wash hand basin.

Lounge: 15' 1" x 14' 8" (4.59m x 4.47m) Double glazed window to the front, ceiling light point, radiator, wood panelling feature wall.

Kitchen/diner: 15' 0" x 9' 4" (4.57m x 2.84m) Downlights, under stairs storage, laminate effect flooring, double glazed window over looking the rear garden, double glazed French doors to the rear garden, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, fridge/freezer, washing machine, dishwasher, stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point, radiator, storage cupboard.

Bedroom 1: 12' 7" x 8' 8" (3.83m x 2.65m) Double glazed window to the front, fitted wardrobes, ceiling light point, radiator.

Bedroom 2: 11' 6" x 8' 8" (3.50m x 2.63m) Double glazed window overlooking the rear garden, ceiling light point, radiator.

Bedroom 3: 9' 11" x 6' 11" (3.01m x 2.12m) Radiator, double glazed window to the front, ceiling light point, wood panelled feature wall.

Bathroom: 6' 7" x 6' 5" (2.01m x 1.95m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled floor and walls.

Externally: To the front of the property there is a low maintenance garden with various plants/trees and driveway parking with fixed electric car charging point leading to the gate to the rear garden. South East facing rear garden with a patio area, steps leading up to the lawned garden with flower beds and borders surrounding.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from and including 25 December 2017 to and including 24 December 3016.

Council Tax: Cardwells estate agents Bolton research shows the property is band B

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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