



Floor Plan

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**MEDWAY CLOSE, HORWICH, BL6 6DA**



- No onward chain
- Semi detached bungalow
- Two good size bedrooms
- Low maintenance garden
- Driveway parking
- Large conservatory
- Lounge and dining room
- Short drive to commuter routes



**Offers in the Region Of £260,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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**Cardwells**  
 Est. 1982



Situated within the ever popular Stocks Park estate in Horwich is this well presented semi detached bungalow which is offered for sale with NO ONWARD CHAIN. Medway Close is a quiet cul-de-sac within Stocks Park and is located close to Horwich town centre, Horwich Leisure Centre and within a short drive of Rivington with its beautiful Japanese Gardens and the Middlebrook Retail Park with all of its shops and restaurants. The area is also popular for commuters with the M61 motorway network, Horwich Parkway and Blackrod Train Stations all just a short drive away. Internally the property comprises a lounge, dining room, large conservatory, kitchen, shower room and two good sized bedrooms. Externally there is a low maintenance garden with flower beds and driveway parking to the front and at the rear there's a low maintenance flagged rear garden with borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, laminate effect flooring, storage cupboard with wall mounted boiler, radiator.

**Lounge:** 16' 3" x 11' 4" (4.96m x 3.45m) Ceiling light point, double glazed window to the front, radiator, living flame gas fire and surround.

**Dining room:** 9' 8" x 8' 11" (2.95m x 2.73m) Downlights, radiator, laminate effect flooring, double glazed sliding patio doors leading to the conservatory.

**Kitchen:** 10' 2" x 7' 10" (3.09m x 2.39m) Ceiling light point, double glazed window to the rear, double glazed window to the front, fitted wall and base units with extractor fan, electric hob and double electric oven, integrated fridge, freezer, dishwasher, space for a washing machine, stainless steel sink with mixer tap and drainer, tiled walls.

**Conservatory:** 17' 11" x 9' 11" (5.45m x 3.01m) Ceiling light points, radiator, laminate effect flooring, double glazed windows to the rear and sides, double glazed French doors to the rear.

**Inner hallway:** Ceiling light point, laminate effect flooring, loft access with pulldown ladder and loft is part boarded and insulated.

**Bedroom 1:** 12' 11" x 11' 3" (3.94m x 3.44m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the rear.

**Bedroom 2:** 9' 3" x 8' 11" (2.83m x 2.71m) Ceiling light point, radiator, double glazed window to side, fitted wardrobes and dressing unit.

**Bathroom:** 6' 2" x 5' 9" (1.87m x 1.76m) Ceiling light point, double glazed window to side, radiator, three piece suite incorporating a WC, walk-in shower cubicle, tiled flooring and walls.

**Externally:** To the front of the property there is a low maintenance garden with flower beds and driveway parking. At the rear of the property there's a low maintenance flagged rear garden with borders surrounding.

**Parking:** Driveway parking.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold

**Council tax:** Cardwells estate agents Bolton research shows the property is band C, annual charges of £1909

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' area

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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