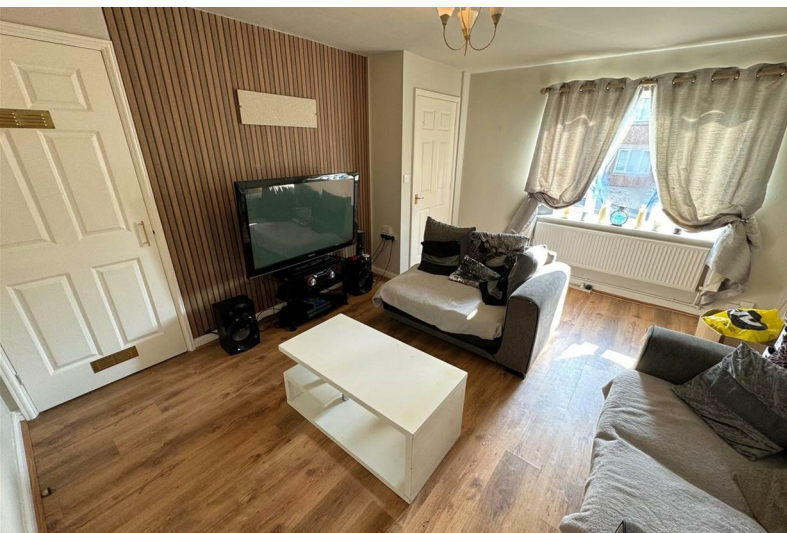




3 Higher Knowles

Horwich, BL6 6PF

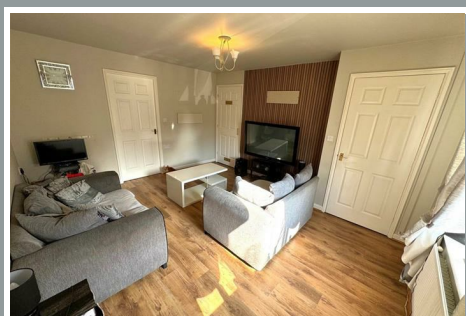
Offers over £190,000



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Horwich, BL6 6PF

Offers over £190,000



Accommodation comprises

Steps leading to the front entrance door with arched obscured glass panelled insert leading to entrance hallway.

Entrance Hallway

Centre ceiling light fitting, fuse box, central heating control, plug socket, radiator, tiling to floor.

Lounge

25'2" x 12'3" (7.67m x 3.73m)

Spacious Lounge with uPVC double glazed window to front elevation, centre ceiling light, laminate flooring, tv aerial point, radiator, plug sockets, under stairs storage cupboard.

Kitchen/Diner

13'6" x 11'8" (4.11m x 3.56m)

Large Kitchen/Diner with an array of fitted wall and base units in beige with complimentary work surfaces over, space for auto washer, built in oven and gas hob with extractor fan above, partial tiling to walls, cupboard housing Baxi combi boiler, space to site table and chairs, plug sockets, space to site fridge freezer, radiator, plug sockets, vinyl flooring, strip light to ceiling, uPVC double glazed window to rear elevation.

Rear Porch area

7'0" x 3'11" (2.13m x 1.19m)

Centre ceiling light, vinyl flooring, composite door leading to rear garden.

Downstairs w.c.

6'3" x 3'6" (1.91m x 1.07m)

Low level w.c. flush, mounted sink with taps and tiled splashback. Radiator, vinyl flooring, centre ceiling light.

Stairs / L-shape Landing

9'11" x 6'8" (3.02m x 2.03m)

Carpet to stairs. Loft access, centre ceiling light, carpet to floor, plug socket, storage cupboard with shelves.

Master Bedroom

14'1" x 8'7" (4.29m x 2.62m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, radiator, plug sockets. Space to site bedroom furniture as desired.

Bedroom Two

14'9" x 8'6" (4.50m x 2.59m)

uPVC double glazed window to rear elevation, laminate flooring, centre ceiling light, radiator, tv aerial point, plug sockets.

Bedroom Three

10'1" x 6'7" (3.07m x 2.01m)

uPVC double glazed window to front elevation, centre ceiling light, radiator, carpet to floor, plug sockets.

Family Bathroom

6'8" x 7'8" (2.03m x 2.34m)

Bath with electric Triton shower over, low level w.c. flush, pedestal sink with mixer tap. Partial tiling to walls, vinyl flooring, radiator, vent, shaver socket, uPVC double glazed opaque window to rear elevation.

External

Front: Steps leading to entrance door, pebbled front garden.

Rear: Private aspect to rear. Garden laid mainly to lawn with paved patio/entertaining area, mature trees, shrubs and flowers. Fenced panelled boundaries with further paved patio area for seating.

Side: Driveway to side with allocated parking for two vehicles.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

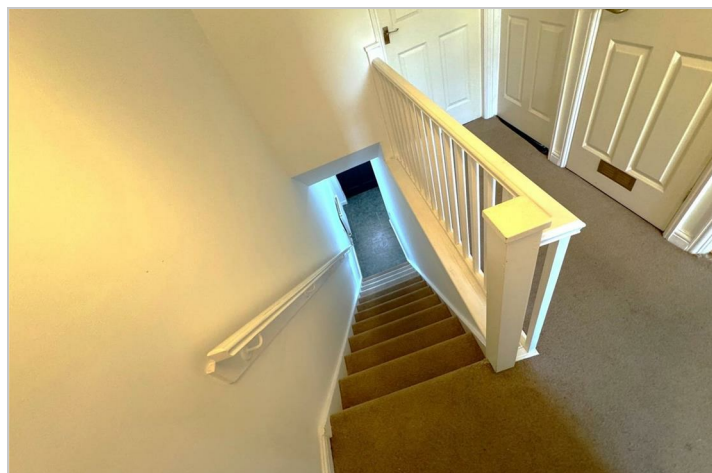
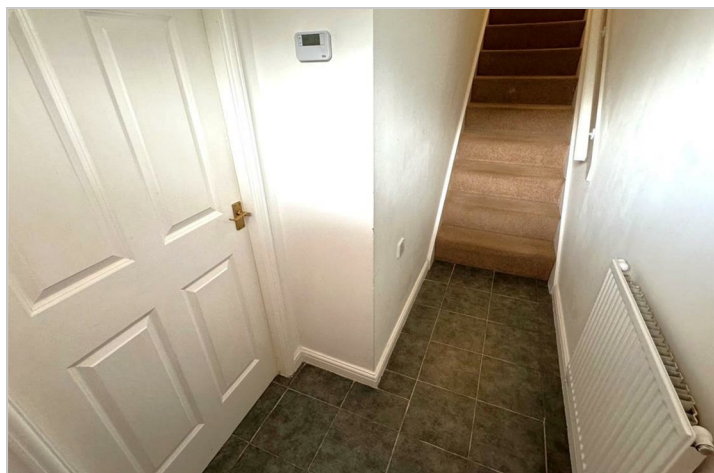
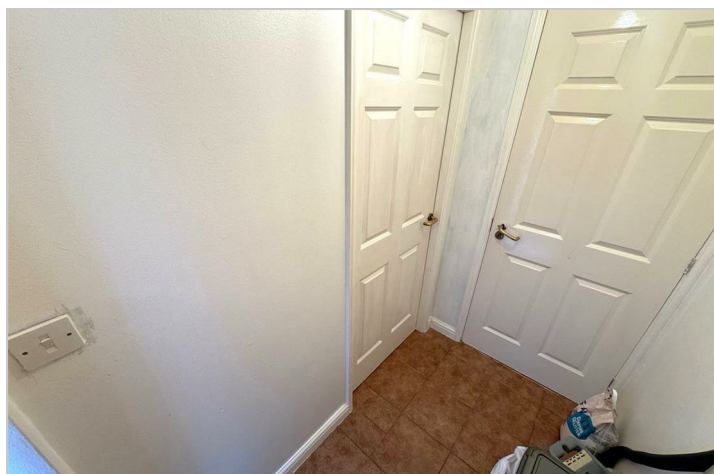
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or

measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



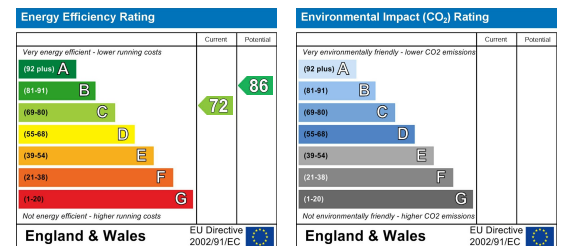
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.