



## 8 Summer Street, Horwich

£220,000 Freehold

Two Bedroom True Bungalow • Detached Garage • Built In Wardrobes • Freehold • Tastefully decorated Throughout • Large Kitchen/Diner • Resident Forecourt To Rear • Close To All Local Amenities • Private Rear Garden • Walk In Condition





Rare find in sought-after area. Luxury 2-bed semi-detached bungalow with detached garage. Immaculate with built-in wardrobes, tasteful decor, large kitchen/diner, and private rear garden oasis. Secure parking, and resident forecourt. Tranquil gem ready for new owners.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Lounge

15' 5" x 9' 9" (4.70m x 2.97m)

A spacious lounge with large upvc window to front with vertical blinds, electric fire with surround, four wall mounted lights, fully carpeted, multiple power points and wall mounted radiator.

### Kitchen/Dining Room/Lounge

9' 9" x 16' 4" (2.97m x 4.98m)

A large family kitchen with ample space for dining table, large work tops, a range of fitted base and wall units, gas hob with extractor above, electric oven, upvc window with vertical blinds, two ceiling lights, storage cupboard, fully carpeted and wall mounted radiator.



### Bedroom One

13' 4" x 9' 1" (4.06m x 2.77m)

A generous double room with large built in wardrobes, fully carpeted, multiple power points, central ceiling light, upvc window with vertical blinds and wall mounted radiator.

### Shower Room

5' 4" x 5' 4" (1.63m x 1.63m)

A three piece shower room with frosted upvc window, fully carpeted, wall mounted towel rail/radiator, porcelain tiled walls, separated shower cubicle, low level w. wash basin with vanity unit under.

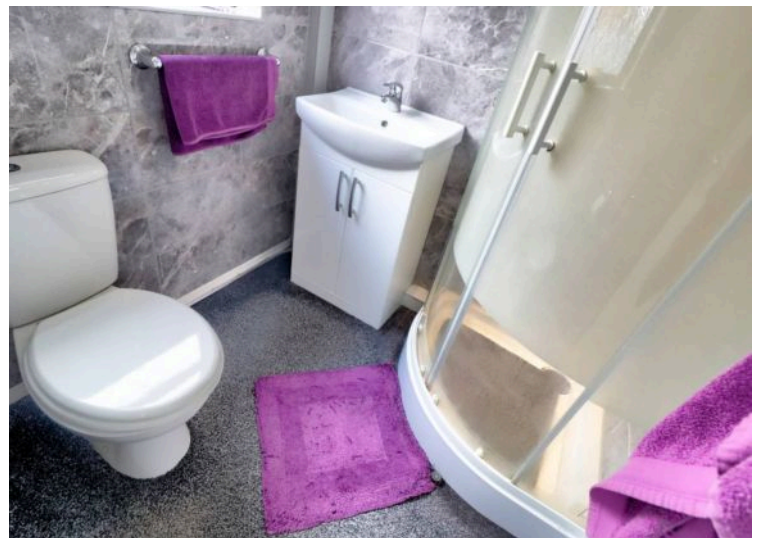
### Bedroom Two

8' 5" x 10' 6" (2.57m x 3.20m)

A double room with large upvc window and vertical blinds, fully carpeted, multiple power points, central











#### **REAR GARDEN**

A private enclosed rear garden with new wood fenced panelled boarder and gate, flagged patio area ideal for al fresco dining, rear access to detached garage and external water tap.

#### **FRONT GARDEN**

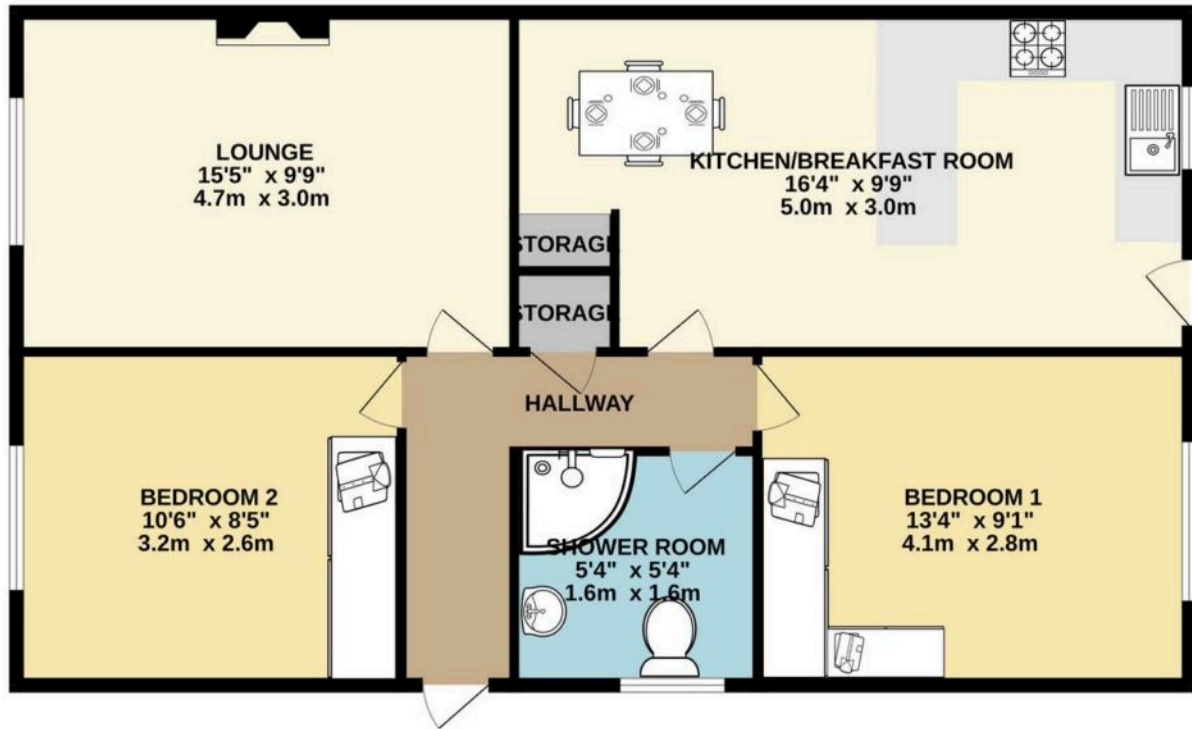
A low maintenance front garden with stone chipped flower beds and flagged pathway surrounding.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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