Highland Road, Horwich, Bolton, BL6 6LP **£225,000**

An extremely well presented 3 bedroom semi detached home with a garage, off road parking and a landscaped rear garden, located on Highland Road in the Horwich area of Bolton in Greater Manchester. Offers easy access to the Middlebrook Retail Park for shopping, local schools, countryside walks and the M61 motorway junction. Briefly comprises of the following, an entrance hallway with under stairs storage, a spacious lounge with a feature multi fuel fire and surround, a modern fully fitted kitchen in light grey including an integrated grill, double oven, induction hob and a chrome extractor hood, an open plan dining area with a pair of double glazed french doors to the rear aspect, plus a lovely tiered landscaped rear garden with multiple seating areas and access to the garage. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to all bedrooms included) and a modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live on the

ACCOMMODATION

Entrance Hallway *12' 7" x 5' 8" (3.83m x 1.72m)*
The entrance hallway to the front of the property with under stairs storage included. Decorated in neutral colours with a light grey wood laminate floor. A double glazed entrance door and window are fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge *13' 7" x 10' 10" (4.13m x 3.31m)*
A spacious lounge with a feature inset multi fuel fire and surround. Decorated in neutral colours with a patterned blue feature wall and a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen *13' 4" x 11' 10" (4.06m x 3.60m)*
A modern fully fitted kitchen in light grey. Comes with an integrated grill, double oven, induction hob and a chrome extractor hood. Decorated in light grey with a grey wood laminate floor. Fitted with 2 double glazed windows and an entrance door.

Dining Area (open plan) *8' 11" x 8' 1" (2.72m x 2.46m)*
An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in light grey with a patterned feature wall and a grey wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden *10' 3" x 26' 0" (3.12m x 7.93m)*
A landscaped tiered garden to the rear with multiple seating areas and access to the garage.

Master bedroom *13' 4" x 9' 3" (4.07m x 2.83m)*
A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in light blue with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *8' 5" x 10' 4" (2.56m x 3.16m)*
A double sized bedroom to the rear of the property. Comes with sliding mirrored wardrobes (out of shot). Decorated in neutral colours with a grey coloured carpet. Access point to the loft, which has a velux style window, boarded and carpeted with a pull down ladder. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 *9' 11" x 6' 9" (3.03m x 2.07m)*
A single sized bedroom to the front of the property. Decorated in neutral colours with a blue coloured carpet. Comes with a fitted wardrobe. (Out of shot). A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom *6' 4" x 6' 0" (1.92m x 1.82m)*
A modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Fully tiled walls and flooring, A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.

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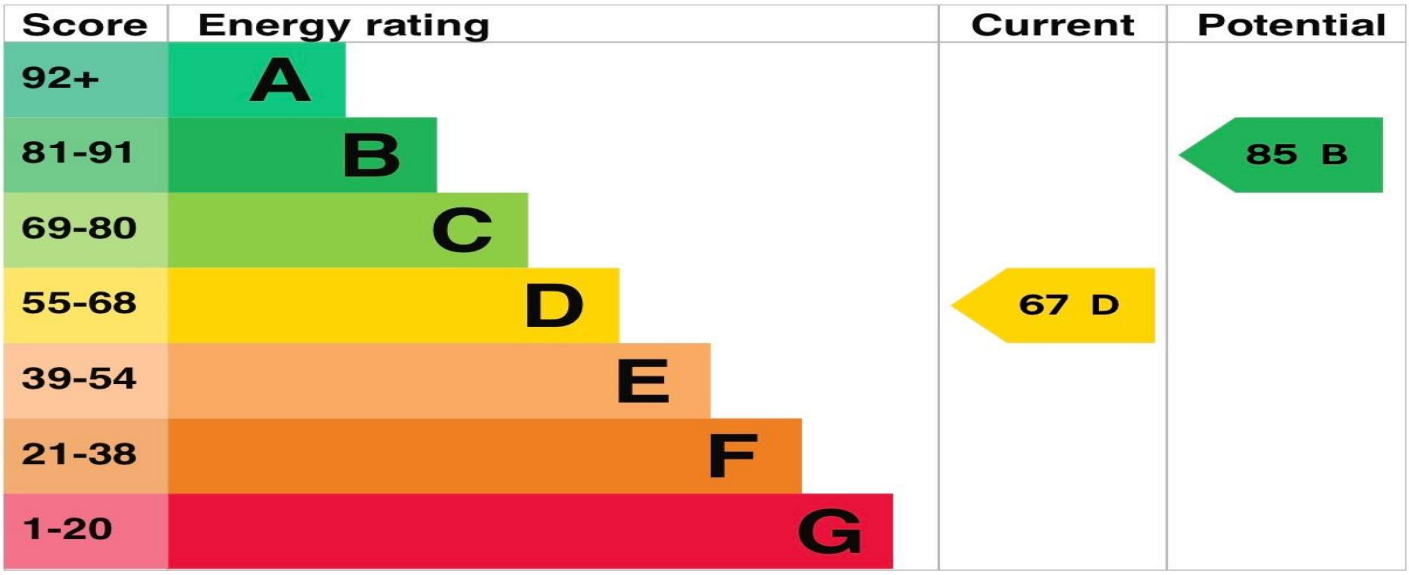
Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

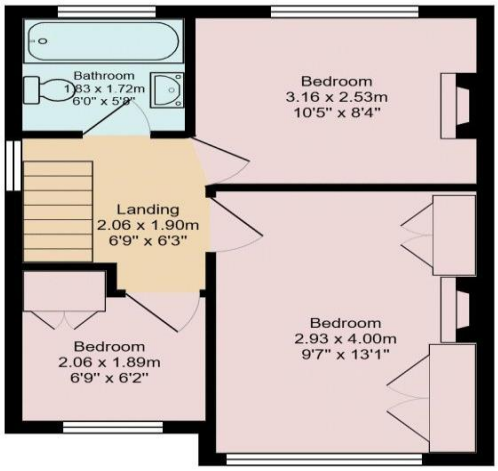
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

24, Highland Road, Horwich, BL6 6LP

Ground Floor



First Floor

Total Floor Area: 71.7 m² ... 771 ft²
All measurements are approximate and for display purposes only.
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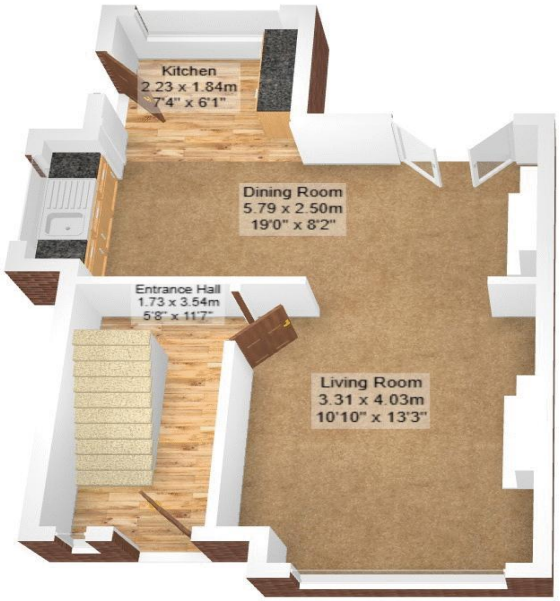
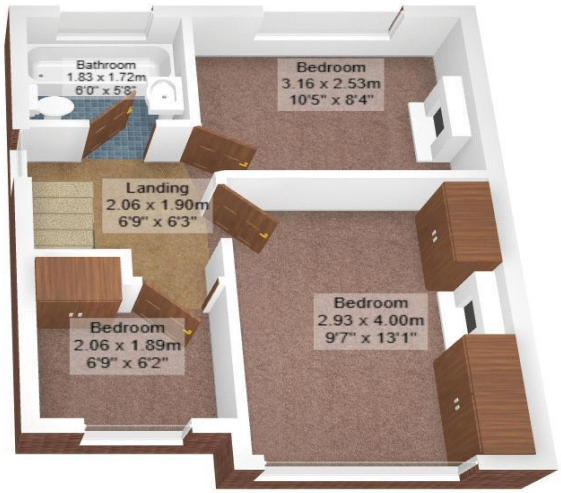


Ground Floor



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