



Total area: approx. 89.1 sq. metres (959.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



9 Nelson Street, Horwich, Bolton, Lancashire, BL6 6BJ

Superbly presented and extended 3 bedroom town house. Situated on this highly sought after conservation area the property is within easy access of local amenities, highly rated schools and Rivington countryside. The property has undergone major renovations by the current owners including but not limited to , Rewire, central heating, extension double glazing and garden make over, the property also benefits from a garage with power and light situated around 30 m away.

Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £279,995

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Ideally located for access to sought after local schools , amenities and countryside walks this modernised and extended three bedroom town house must be viewed to understand the space and condition on offer. The property has been extended and improved by the current owner to provide a spacious and well decorated family home which comprises: Porch, hallway, lounge, fitted dining kitchen and family room, to the first floor there are three bedroom and modern shower room also there is a useful off room accessed via a pull down ladder, outside there are gardens to the front and rear along with a separate garage with power and light connected along with parking in front of the garage.

Porch
Built-in storage cupboard with shelving, Composite glazed entrance door, double door, door to:

Entrance Hall
Radiator, Luxury vinyl flooring, carpeted stairs to first floor landing, door to:

Lounge
17'6" x 13'8" (5.34m x 4.17m)
UPVC double glazed window to front, decorative log effect electric fireplace set in chimney breast with media wall over, double radiator, radiator, Luxury vinyl flooring, sliding doors to kitchen, door to under stairs storage cupboard.

Kitchen/Diner
9'3" x 17'0" (2.81m x 5.18m)
Fitted with a matching range of modern cream base units with underlighting, drawers and cornice trims, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, radiator, vinyl flooring, open plan, door to:

Family Room
8'8" x 15'1" (2.64m x 4.59m)
Double radiator, vinyl flooring, uprighters and media wall, aluminium tri-fold doors to garden.

Landing
Pull down timber ladder giving access to boarded loft area fully plastered with velux roof light and central heating radiator, access to boarded loft area, door to:

Bedroom 1
13'2" x 9'10" (4.01m x 3.00m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with hanging rails, shelving, overhead storage and cupboards, built-in storage cupboard with shelving, radiator, door to:

Bedroom 2
9'3" x 9'3" (2.83m x 2.81m)
UPVC double glazed window to rear.



Bedroom 3
7'9" x 6'3" (2.35m x 1.91m)
UPVC double glazed window to front, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower area with rainfall and hand shower over, inset wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to

all walls, heated towel rail, wall mounted mirror with lighting, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Front garden with lawned area, paved pathway leading to front entrance door, mature flower and shrub borders, paved pathway leading to front entrance door, outside cold water tap and power socket.



Rear private garden with artificial lawned area, , outside cold water tap and power socket , timber fencing to rear and side. timber open plan summerhouse and plunge pool. Separate garage situated 30m away with power and light connected remote up and over roller door with parking area to the front of this garage.