

11 Melbourne Close, Horwich, Bolton, BL6 6DL



## Offers In The Region Of £300,000

Immaculate condition three bedroom semi detached Bungalow.

Located in a quiet residential location close to transport links, local shops and easy access to Rivington Country Park. This property benefits from double glazing, gas central heating, driveway, garage, garden

fronted and enclosed rear garden with patio dining area and conservatory. This property is highly recommended for viewing to appreciate the condition, space, location and everything this home has to offer.

- Semi Detached Bungalow
- Three Bedrooms
- Garage
- Freehold
- Awaiting EPC
- Immaculate Condition
- Conservatory
- Gardens Front & Rear
- Vacant Possession
- Council Tax Band C



Three bedroom semi detached bungalow located in a quiet cul-de-sac close to local shops, transport links and easy access to Rivington Country Park. The property comprises :- Entrance hall, lounge, kitchen, bathroom three bedrooms ( the third bedroom currently being used as a dining room ) conservatory, gardens to front and rear with driveway and garage. This well presented property benefits from double glazing, gas central heating, off road parking, patio seating area, and is sold with vacant possession and no onward chain. This property is highly recommended for viewing to appreciate the condition, location and all that is on offer.



### **Entrance Hallway**

Radiator, secure uPVC double glazed frosted entrance double door to front.

### **Cupboard**

Housing boiler and storage

### **Lounge 16'9" x 11'5" (5.11m x 3.48m)**

UPVC double glazed window to front, coal effect gas open fire fireplace set in feature surround, double radiator.



### **Kitchen 10'3" x 8'8" (3.13m x 2.63m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, pull-out table, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed frosted entrance door:



### **Bedroom 1 12'6" x 11'11" (3.81m x 3.63m)**

UPVC double glazed window to rear, double radiator. Range of fitted robes.

### **Bedroom 2 9'2" x 8'3" (2.79m x 2.52m)**

Range of fitted robes, window to rear, radiator.

### **Bedroom3/Currently Used As Dining Room 9'2" x 8'8"**

**(2.79m x 2.63m)**

Double radiator, sliding door, uPVC double opaque patio door to rear.

### **Conservatory 6'2" x 8'7" (1.90m x 2.63m)**

UPVC double glazed entrance patio door to side, solid roof, tiled floor, radiator

### **Bathroom**

Three piece suite comprising vanity wash hand basin with base cupboard, cupboard under, mixer tap and fully tiled, shower enclosure with glass screen and close coupled WC, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.



## Landing

## Garage

Metal up and over door, electric light and plug sockets.

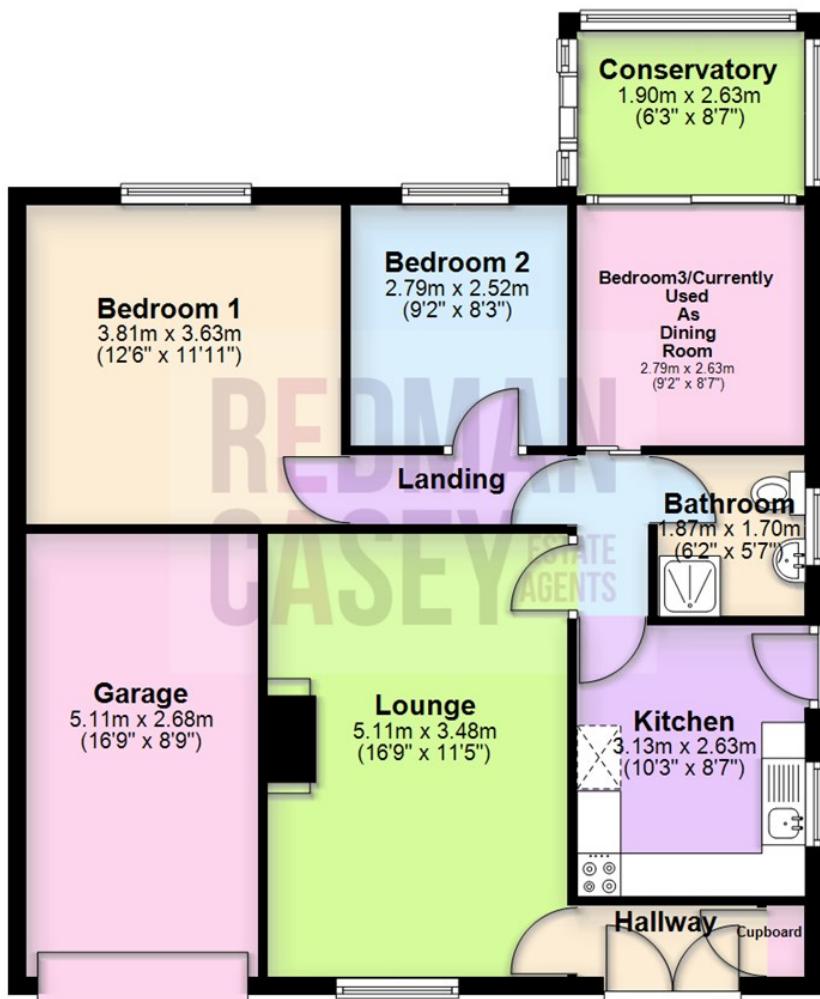
## Garden

Lawned front garden with shrubs. Rear patio area, rockery and steps to upper generous lawned area.



## Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.2 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.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

