



Pennine Road, Horwich, Bolton, BL6 7NJ

£250,000

A well presented 3 bedroom semi detached home with a driveway and a very long and spacious rear garden, located on Pennine Road in the Horwich area of Bolton in Greater Manchester. Set back within easy reach of the moors around Horwich, but also close by to the local shops, schools, the Middlebrook retail/leisure park and the M61 motorway junction. Briefly comprises of the following, an entrance lobby, a spacious lounge, a superb fully fitted, modern kitchen including an integrated gas hob, grill, oven, dishwasher, fridge freezer, washing machine and a dryer, an open plan dining area, plus a very long and spacious tiered rear garden, offering the opportunity to extend. (subject to the required planning permissions). To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes included with the master bedroom) 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. Leasehold property with 945 years left on the lease, ground rent is 18.50 per annum.



ACCOMMODATION

Entrance Lobby 6' 11" x 5' 0" (2.10m x 1.53m)

The entrance lobby to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 11" x 12' 8" (4.24m x 3.85m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 8" x 15' 11" (3.26m x 4.85m)

A superb fully fitted, modern kitchen in white with contrasting worktops, including an integrated gas hob, grill, oven, dishwasher, fridge freezer, washing machine and a dryer. Decorated in neutral colours with a grey wood laminate floor. Fitted with 2 double glazed windows to the rear and the side aspect. Warmed by a gas central heated radiator.

Open plan dining area

An open plan dining area within the kitchen. Space for a good sized dining table and chairs.

Rear Garden 82' 0" x 23' 4" (25.00m x 7.10m)

A very long and spacious tiered garden to the rear. Comes with patio areas and a grass lawn. Space to extend the property (subject to the required planning permissions)

Family Bathroom 6' 2" x 6' 2" (1.87m x 1.88m)

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 with a grey wood laminate floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 12' 9" x 8' 6" (3.88m x 2.58m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Comes with fully fitted sliding wardrobes (out of shot). A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 11" x 9' 8" (3.01m x 2.94m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 2" x 6' 11" (3.09m x 2.10m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



