

63 Longworth Road, Horwich, Bolton, BL6 7BL



## Offers Over £255,000

Extended 3 bed semi in good decorative order throughout with gardens to front, side & rear on Longworth road. The property with hall, lounge & dining area, conservatory, extended kitchen, 3 beds large bathroom with modern 3 piece suite. viewing essential to appreciate.

- Extended 3 Bedroom Semi
- Conservatory
- Garden and Parking
- EPC Rating D
- 2 Reception Rooms
- Extended Kitchen
- No Chain
- Council Tax Band C



An ideal family residence on Longworth road, Horwich set within walking distance to the village centre bustling with amenities, shops, cafes and restaurants. The property has been extended by the previous vendors and briefly comprises, hall, lounge, dining area, conservatory and breakfast kitchen. On the upper level three bedrooms 2 of which are fitted and a bathroom with modern 3 piece suite. Externally there are gardens to front, side and rear, driveway to front and the property also benefits from gas central heating and double glazed windows throughout. The property is an ideal purchase for growing families or aspiring first time buyers and is also within reach of local regarded schools, Middlebrook retail park and good connecting transport and commuting links with local train station, motorway access and bus routes. Early viewing is recommended to fully appreciate.

**Entrance Hall 14'11" x 5'11" (4.54m x 1.81m)**

UPVC frosted double glazed leaded window to side, two built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, carpeted stairs first floor landing, uPVC double glazed entrance door with matching side leaded panels, door to:

**Dining Area 12'4" x 11'11" (3.76m x 3.63m)**

Radiator, coving to ceiling, patio door to conservatory, open plan to lounge.

**Lounge 12'8" x 11'11" (3.85m x 3.63m)**

UPVC double glazed bay window to front, coal effect gas fire with in chimney, radiator, coving to ceiling,

**Conservatory 9'0" x 8'2" (2.75m x 2.49m)**

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, uPVC double glazed French door to garden.

**Kitchen 11'7" x 11'5" (3.54m x 3.48m)**

Fitted with a matching range of base and eye level cupboards with drawers and round edged worktops, stainless steel sink with single drainer with mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed side door.

**Landing 3'3" x 7'6" (1.00m x 2.29m)**

UPVC frosted double glazed leaded window to side, door to:

**Bedroom 1 12'9" x 10'4" (3.89m x 3.15m)**

UPVC double glazed bay window to front, three built-in double wardrobes with hanging rails and shelving, radiator.

**Bedroom 2 12'2" x 10'4" (3.71m x 3.15m)**

UPVC double glazed window to rear, two built-in double wardrobes with hanging rails, shelving and drawers, radiator.

**Bedroom 3 7'2" x 6'11" (2.19m x 2.11m)**

UPVC double glazed window to front, radiator.

**Bathroom 7'9" x 7'6" (2.35m x 2.29m)**

Fitted with three piece suite with comprising, deep panelled bath with shower over and folding glass screen, inset wash hand basin vanity unit with drawers and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, two uPVC frosted double glazed windows to side.

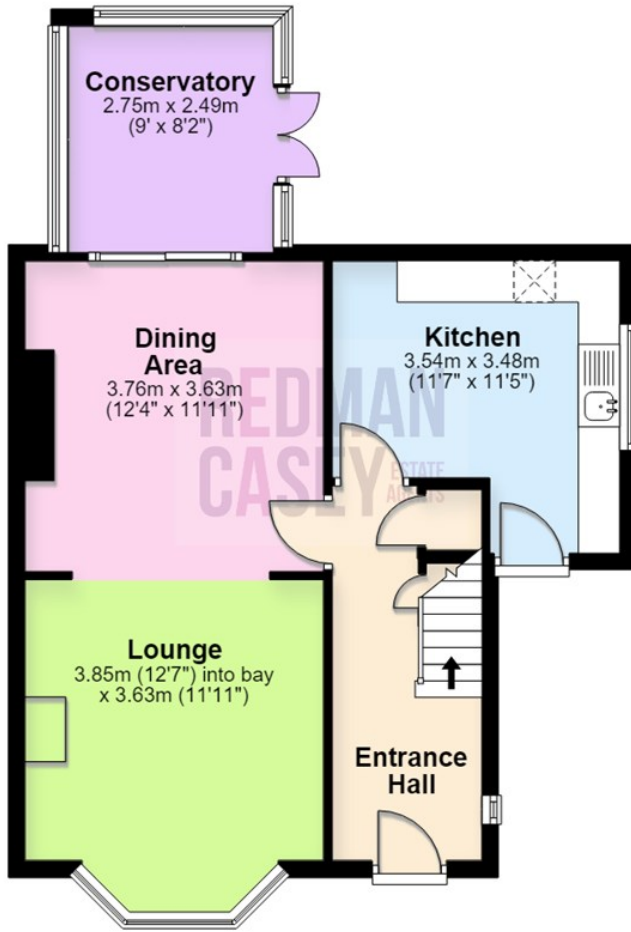
**Outside**

Front garden, enclosed by dwarf brick wall and mature hedge to front and sides with lawned area, paved pathway and mature flower and shrub borders. Concrete driveway to the side with car parking space for two cars enclosed by dwarf brick wall, timber and mature hedge to sides. Rear garden, enclosed by timber fencing to rear and sides with sunken area, paved sun patio, side gated access.



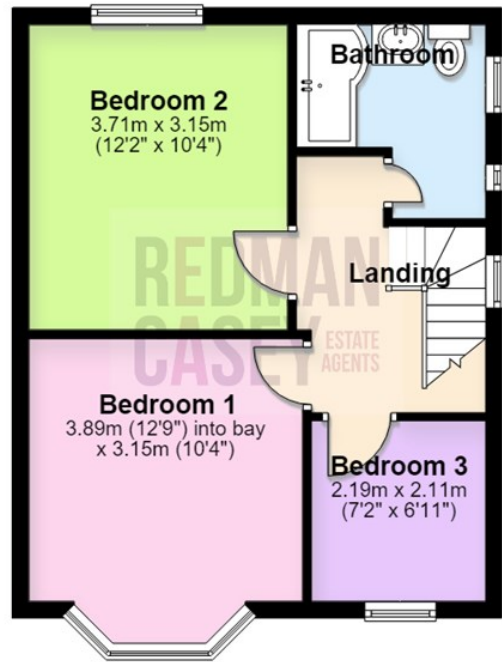
### Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	79
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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