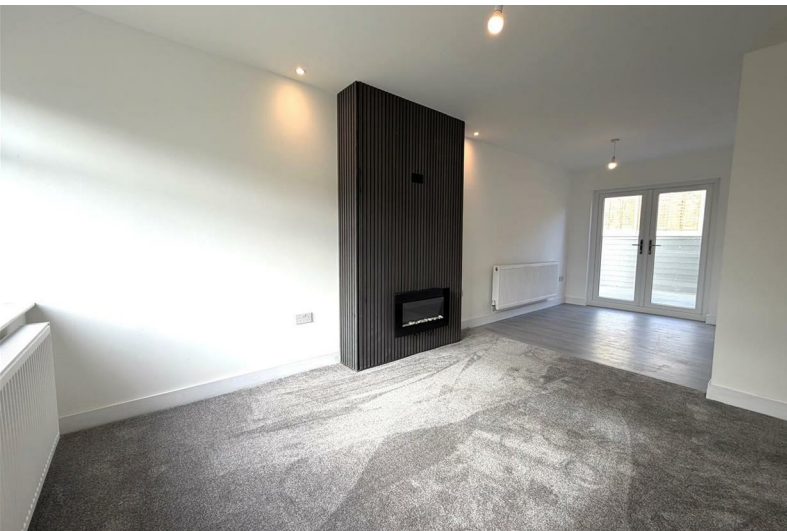
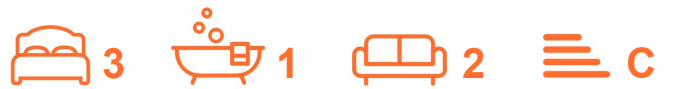




2 Derwent Close

Horwich, BL6 6DR

Offers over £200,000



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Accommodation comprises

Enter via the uPVC double glazed front entrance door into the entrance porch.

Entrance Porch

Double radiator, laminate flooring, radiator, plug sockets, centre ceiling light, stairs leading to first floor.

Through Lounge / Diner

23'3" x 11'5" (7.09m x 3.48m)

uPVC double glazed window to front elevation (overlooking the beautiful front garden), double radiator, carpet to floor, media wall, wall mounted electric fire, plug sockets, centre ceiling light, under stairs storage cupboard housing utility meters, fuse box.

Dining area: Laminate flooring, double radiator, plug sockets, centre ceiling light, uPVC double glazed french doors opening onto the beautiful rear garden area and decking/entertaining space.

Newly Fitted Modern Kitchen

9'0" x 6'4" (2.74m x 1.93m)

Fitted with a range of white high gloss wall and base units with complimentary white and grey work surfaces over, modern splash back, white sink with inset drainer and mixer tap, integrated oven and five ring gas hob, black extractor with spotlights, integrated washing machine, space for integrated fridge freezer, partial tiling to walls, plug sockets, halogen ceiling spotlights, wall mounted central heating control, uPVC double glazed window to rear elevation.

First Floor Stairs

Newly laid grey carpet to stairs, black modern hand rail.

Landing

8'4" x 5'8" (2.54m x 1.73m)

Black and white spindled balustrade, grey carpet, loft accessed via loft ladder (fully boarded with insulation), new combi boiler housed in the loft.

Master Bedroom

10'11" x 8'3" (3.33m x 2.51m)

uPVC double glazed window to front elevation, grey carpet to floor, double radiator, centre ceiling light, plug sockets.

Bedroom Two

10'3" x 8'3" (3.12m x 2.51m)

uPVC double glazed window to rear elevation, double radiator, grey carpet to floor, centre ceiling light, plug sockets.

Bedroom Three

7'0" x 6'5" (2.13m x 1.96m)

uPVC double glazed window to front elevation, plug sockets, centre ceiling light, grey carpet to floor.

Modern Bathroom (newly fitted)

7'10" x 5'9" (2.39m x 1.75m)

'P' shaped bath with black modern shower attachment and combi shower head, black inset shelving, vanity sink with mixer tap and storage cupboard below, low level w.c. flush. Grey, uPVC sheeting to walls, ceiling spotlights, uPVC double glazed window to rear elevation.

External

Front/Side: Large wrap around front/side gardens laid mainly to lawn, fenced panelled boundaries.

Rear: Decked area and steps leading up to off road parking area for two vehicles, gated access, fenced panelled boundaries.

Additional Information

New Windows & Doors Fitted and Fensa Certificates Available, Full Re-wire been undertaken, New Central Heating System and Combi Boiler Installed, New Bathroom Suite Fitted, Newly Fitted Kitchen with Integrated Appliances. New carpets and floorings throughout. New decking to garden area and newly fitted double gates to driveway.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



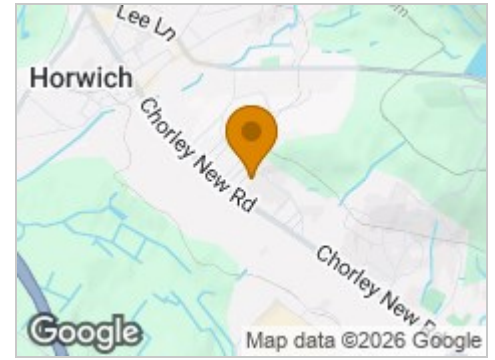
Road Map



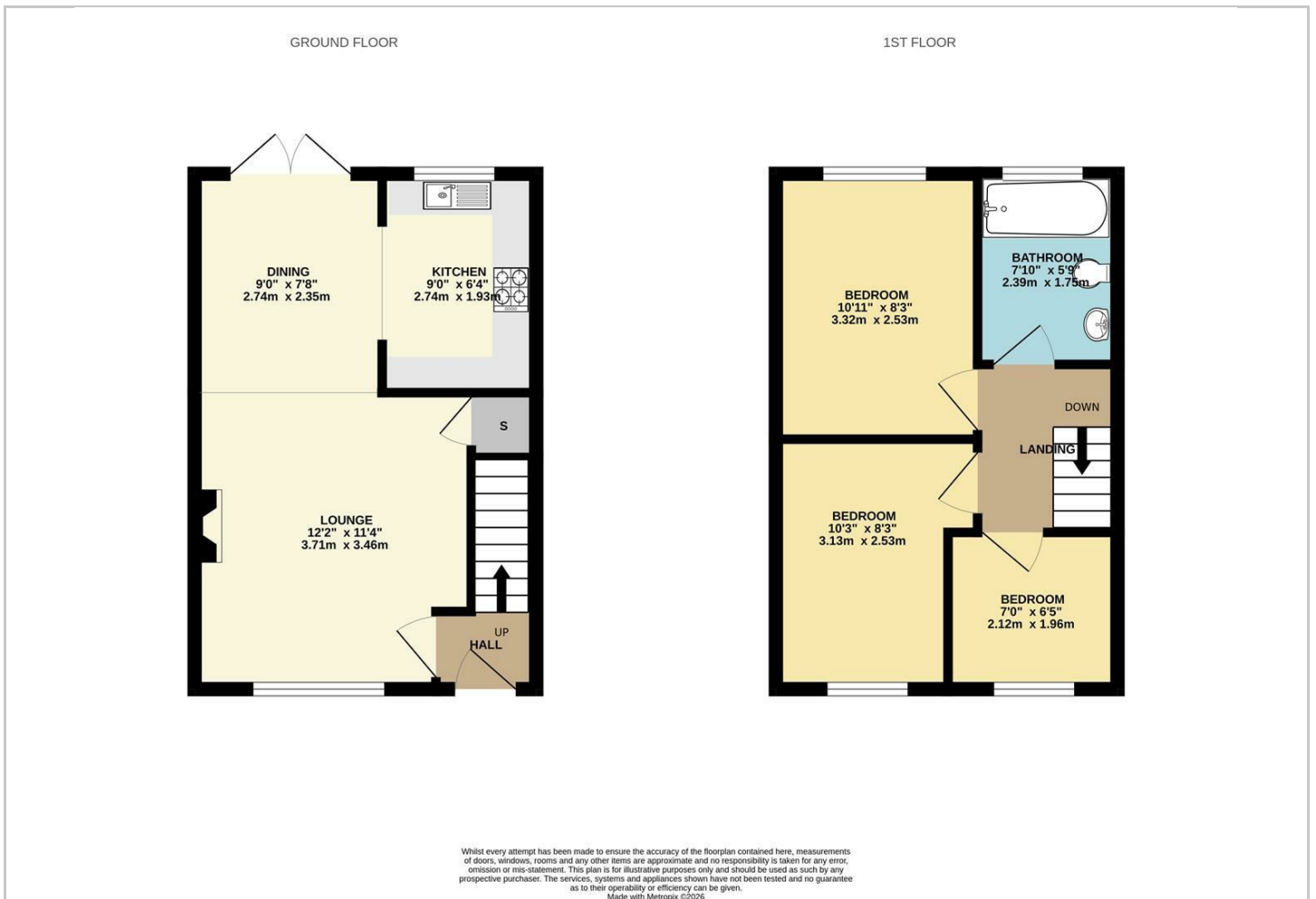
Hybrid Map



Terrain Map



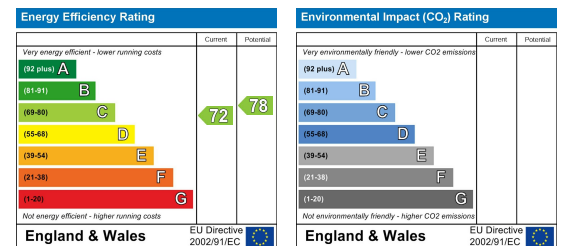
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.