



## Mendip Close, Horwich, Bolton

Offers Over £199,995

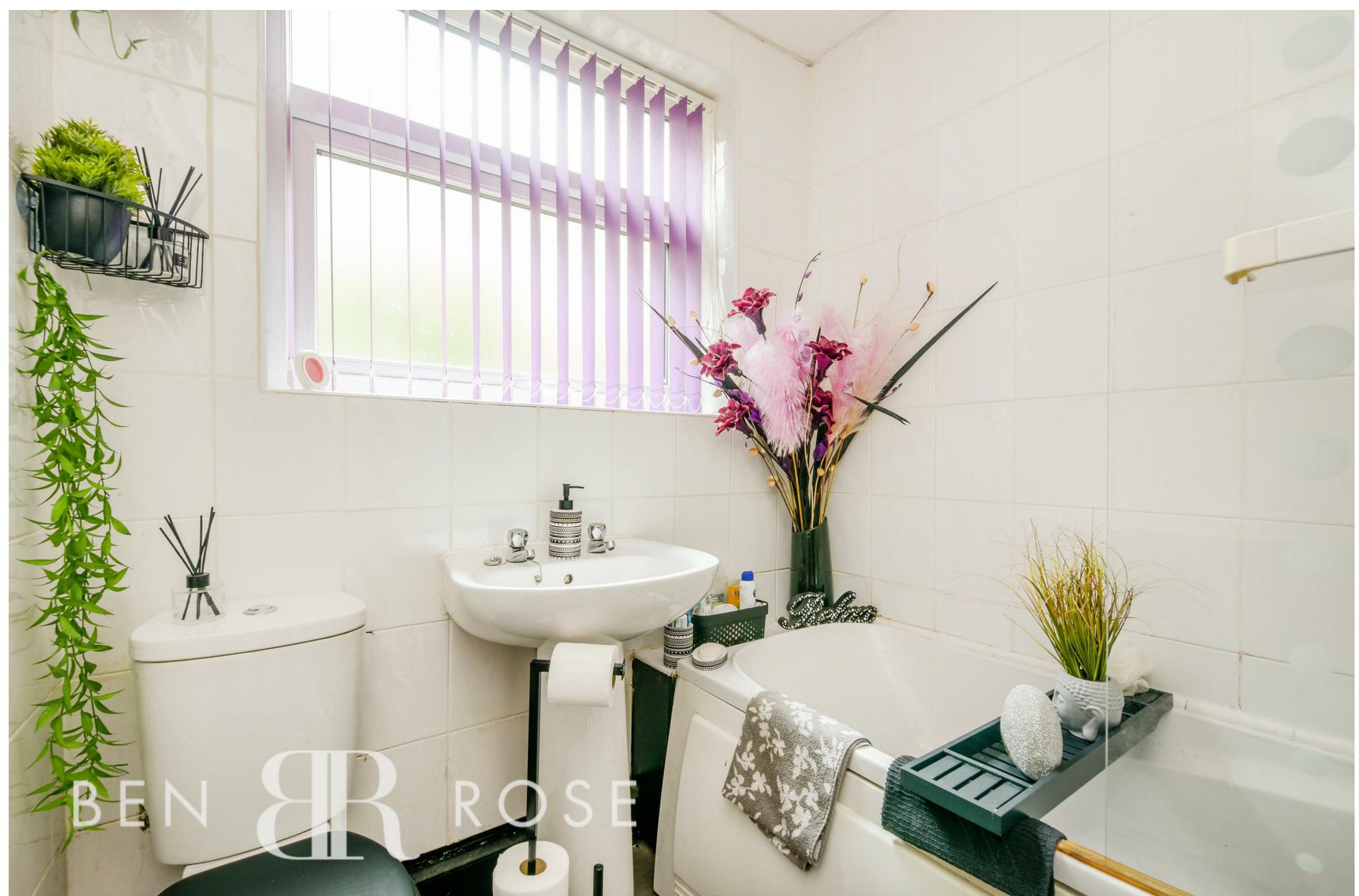
Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, nestled within a quiet cul-de-sac in the sought-after area of Horwich, Bolton. The property offers convenient access to all local amenities, including nearby schools, shops, Middlebrook Retail Park, and transport networks, such as the nearby motorway (M61) and Horwich train station. Additionally, it provides easy access to picturesque walks in the Rivington area. Early viewing is highly recommended to avoid disappointment.

Internally, the property briefly comprises a welcoming entrance porch that leads directly into the spacious lounge. The lounge features a charming fireplace and benefits from dual aspect windows to the front and side, creating a bright and airy atmosphere. The open staircase to the upper level is conveniently located here, along with understairs storage. Moving through, you enter the kitchen/diner at the rear. The kitchen is equipped with an integrated oven and hob, with additional space for freestanding appliances. The dining area offers ample space for a family dining table, and access to the garden is provided through double patio doors.

Moving upstairs, you will find three well-proportioned bedrooms, with the third bedroom benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the front of the property boasts a paved driveway leading down the side of the house, providing off-road parking for multiple vehicles. To the rear is a good-sized multi-tier garden space, featuring both paved and stone patio areas.





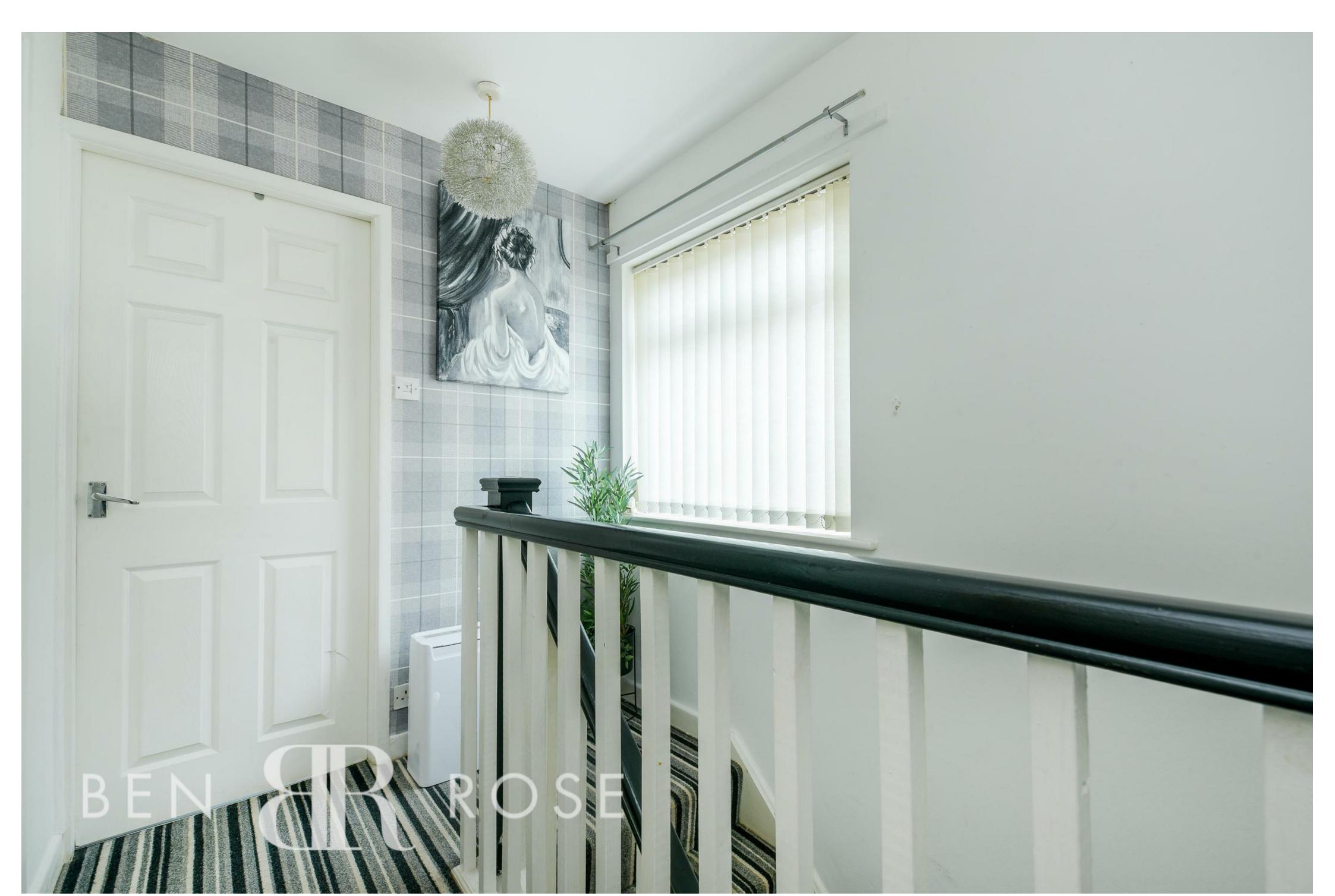




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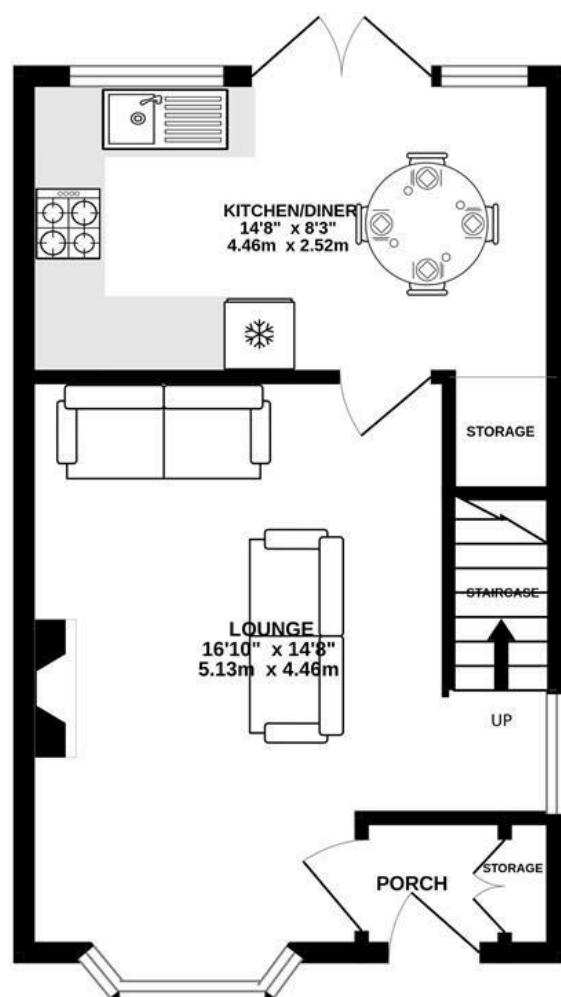


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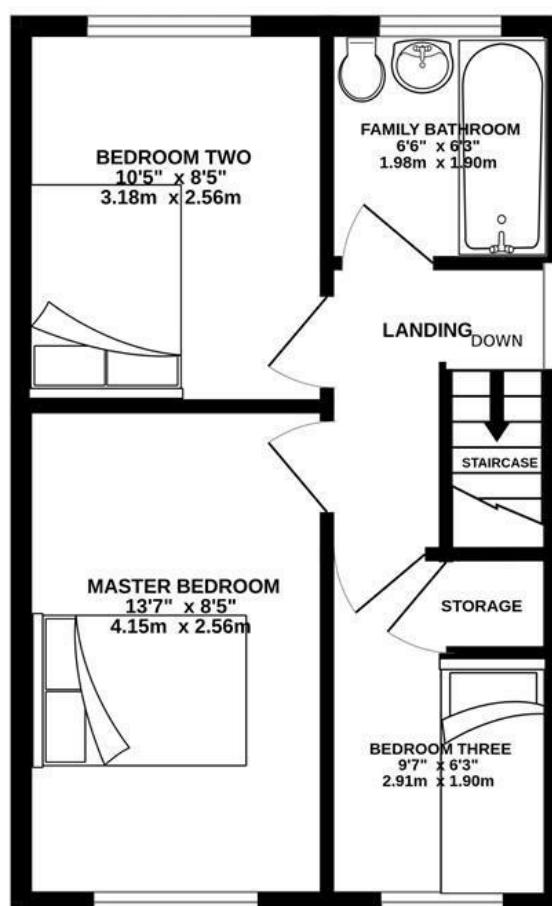


# BEN ROSE

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	62
(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 <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		
England & Wales	EU Directive 2002/91/EC	

