

5 Snowdon Drive, Horwich, Bolton, Lancashire, BL6 7DG



Offers Around £240,000

Three bedroom link detached property in a very popular residential location. Close to local shops schools, all amenities and very close to Rivington Country Park. The property is in need of some modernisation but benefits from conservatory, gas central heating, double glazing, off road parking, gardens to front and rear. Viewing advised.

- Three Bedroom
- Conservatory
- Double Glazing
- Off Road Parking
- Gas Central Heating
- Gardens Front and Rear



Three bedroom link detached property in a residential location close to Rivington Country Park, local schools, and all local amenities. This property benefits from gas central heating, double glazing, off road parking, conservatory and gardens front and rear. The property comprises:- entrance hall, Lounge, kitchen, dining room, conservatory, utility; To the first floor there are three bedrooms two of which are doubles, gardens to front and rear; with off road parking and garage storage. The property would benefit from some modernisation but is in a great location and viewing is advised to appreciate potential.

Entrance Hall

UPVC double glazed window to side, door to storage cupboard.

Lounge 15'7" x 11'4" (4.75m x 3.45m)

UPVC double glazed leaded window to front, uPVC double glazed leaded window to side, wall mounted gas fire, radiators.

Kitchen 6'10" x 9'11" (2.08m x 3.02m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear, open plan to:

Dining Room 8'4" x 12'5" (2.54m x 3.78m)

Double radiator, stairs, to first floor, under stair storage cupboard, uPVC double glazed sliding entrance door to rear.

Conservatory

UPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed entrance door to rear, door to:

Utility Room 7'11" x 7'3" (2.42m x 2.22m)

UPVC double glazed window to rear, door to:

Garage/Storage

Up and over door.

Landing

UPVC double glazed window to side, door to Storage cupboard, door to:

Bedroom 1 9'5" x 13'5" (2.87m x 4.09m)

UPVC double glazed window to front, radiator.



Bathroom

Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Bedroom 2 9'6" x 9'7" (2.89m x 2.93m)

UPVC double glazed window to rear, radiator, bi-fold door to storage cupboard.

Bedroom 3 6'0" x 9'8" (1.83m x 2.94m)

UPVC double glazed window to front, radiator.

Outside Front

Laid mainly to lawn with mature planting and drive leading to garage.

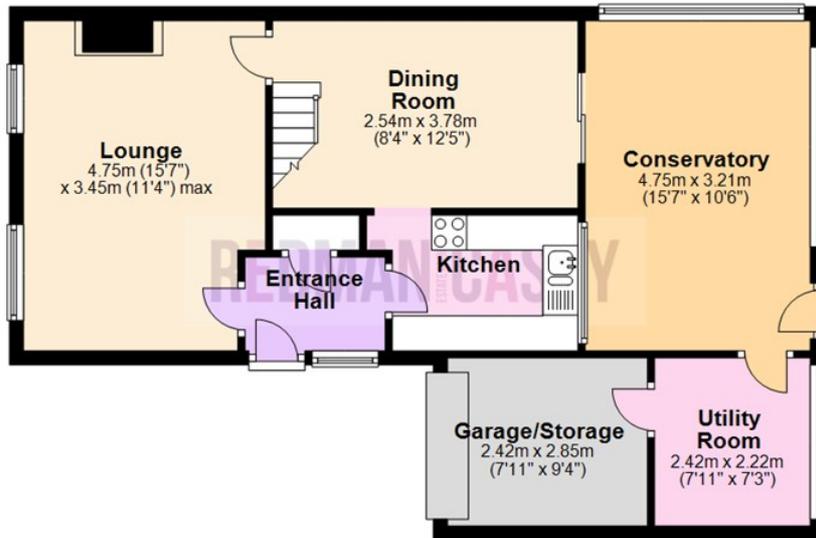
Outside Rear

Rear enclosed garden with patio decking area and garden area.



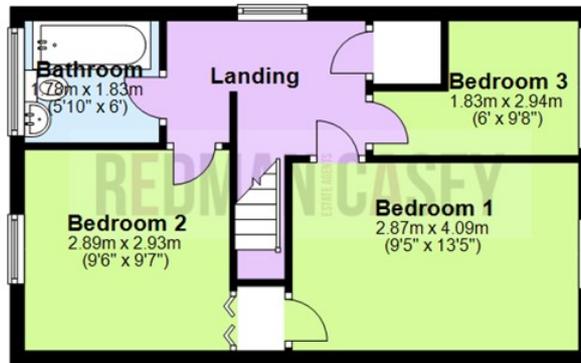
Ground Floor

Approx. 64.6 sq. metres (695.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.5 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

