

28 Mill View Lane, Horwich, Bolton, Greater Manchester, BL6 6TL



Price £240,000

- 3 Bedrooms
- Allocated Parking
- Gas Central Heating
- No Chain
- Immaculate Order Throughout
- Double Glazed Windows



Kitchen/Breakfast Room 11'3" x 10'6" (3.43 x 3.2)

Access from Hall modern fitted breakfast kitchen with a range of wall and base units with contrasting granite work surfaces & complimentary splash back tiling. Inset Stainless steel sink with mixer, double oven & grill with 4 hob gas burner & overhead stainless steel extractor. Integrated fridge, freezer & washing machine, power points, double glazed window to front aspect, storage cupboard under the stairs large enough to store a bike and other items.

Hallway

Entrance hall with door to W.C., door to breakfast kitchen, stairs rise to upper landing area, storage cupboard.

Lounge/Diner 20'1" x 10'10" (6.12 x 3.3)

Open plan living & dining room offering flexible accommodation with aerial point, power points, wall mounted radiator, French doors lead to patio & garden area, double glazed window to rear.

WC

Access from hall W.C. with vanity wash basin & mixer tap, low level W.C. wall mounted radiator, splash back tiling.

Landing

Stairs rise to upper level providing further access to the bedrooms and the family bathroom suite. Wall mounted radiator.

Bedroom 3 10'0" x 7'8" (3.05 x 2.34)

Good sized third bedroom with double glazed window, power points, wall mounted radiator, space for robes.

Bathroom

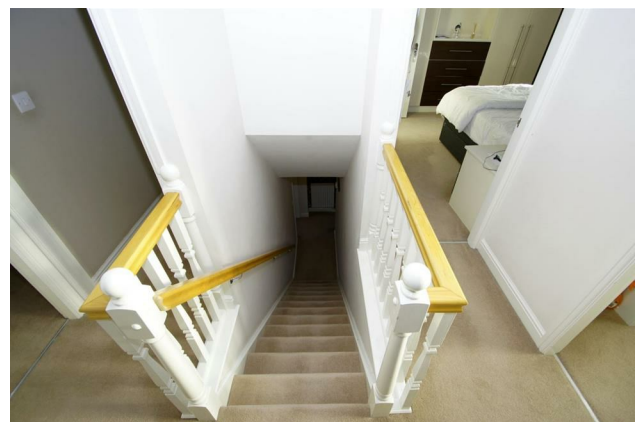
Modern bathroom suite with paneled bath, with shower attachment and glass screen, pedestal mounted vanity wash basin with mixer tap, low level W.C. partial tiled elevations, wall mounted radiator, double glazed frosted window.

Bedroom 2 9'8" x 11'2" (2.95 x 3.4)

Access from landing to bedroom 2 with wall mounted radiator, built in cupboard, power points, double glazed window.

En-suite

Access from master bedroom to three piece en-suite with shower cubicle, low level W.C. pedestal mounted vanity wash basin with mixer tap, partial tiled elevations, wall mounted radiator, extractor, shaving point.



Bedroom 1 12'10" x 10'10" (3.91 x 3.3)

Master bedroom with a range of professionally fitted bedroom furniture finished in high gloss providing storage and hanging space with space for T.V. Wall mounted radiator, power points, double glazed window.

Outside

To the front aspect a traditional low maintenance open plan flagged area.

To the rear traditional flagged patio with lawned sections and soil bedded areas with seasonal foliage & plants.



