

Total area: approx. 81.4 sq. metres (876.3 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.



**10 Pengarth Road, Horwich, Bolton, Lancashire, BL6 7DS**

An ideal family home with no onward chain set close to amenities schools and commuting links. This 3 bed semi detached comprises:- hall, lounge, dining room, kitchen, 3 bedrooms, 4 piece bathroom suite, garage, drive and gardens to front and rear. Early viewing essential. Sold with no chain and vacant possession

**Offers In The Region Of £225,000**

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			
<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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





A superb family home on Pengarth Road Horwich and offered with no onward chain. The property comprises, hall, lounge, dining room & kitchen. On the upper level three bedrooms and a four piece bathroom suite. Externally to the front a single garage, drive and gardens to front and rear with additional cellar rooms. The property benefits from gas central heating and double glazed windows where stated. The position of this family home fits well for amenities, the village centre of Horwich bustling with local businesses, cafes, shops, pubs and restaurants. Local schools are to hand as well as Middlebrook retail park, transport and commuting links and motorway access. Early viewing is recommended to fully appreciate. AGENTS NOTE: Although the previous owners had maintained the land to the rear not all the land is registered with the property or on the title deeds, however the land is in the process of being legally claimed by the current owners.

**Entrance Hall**  
UPVC double glazed entrance door, uPVC frosted double glazed window to front, radiator, stairs, door to built-in

under-stairs storage cupboard, door to garage.

**Kitchen**  
8'10" x 5'11" (2.70m x 1.81m)  
Fitted with a matching base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator, laminate flooring, ceiling with recessed spotlights.

**Dining Room**  
11'11" x 11'9" (3.64m x 3.58m)  
UPVC double glazed window to rear, coal effect electric fire with marble surround, double radiator, two wall lights, sliding door to:

**Lounge**  
13'5" x 11'10" (4.09m x 3.61m)  
UPVC double glazed box window to front, living flame effect gas fire set in marble surround, double radiator, two wall lights.

**Landing**  
UPVC frosted double glazed window to side, ceiling, access to loft, door to:

**Bedroom 1**  
11'11" x 11'1" (3.64m x 3.37m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching cupboards, radiator.

**Bedroom 2**  
11'11" x 12'1" (3.63m x 3.69m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinet and drawers, radiator.

**Bedroom 3**  
6'10" x 6'8" (2.09m x 2.02m)  
UPVC double glazed window to front, radiator.

**Bathroom**  
Fitted with four piece suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower

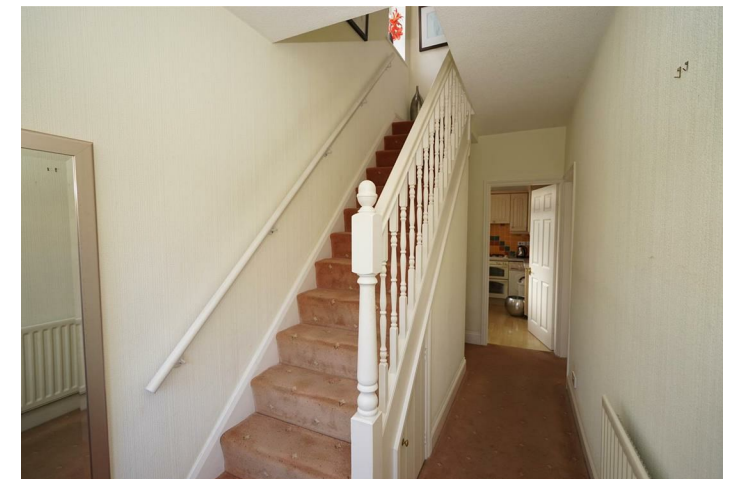


enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, double radiator with recessed spotlights.

**Outside**  
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, paved driveway to the front and side leading to garage with lawned area and mature flower and shrub borders. Private rear garden, enclosed by timber fencing to rear and sides, concrete sun

patio with steps down to lawned area and mature flower and shrub borders  
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**Under House Storage**  
Access from the garden to a useful under house storage area fitted with power and light, gas boiler for heating and hot water.



**Garage**  
Attached single garage with power and light connected, UPVC double glazed window to rear, Up and over door.