

58 Longworth Road, Horwich, Bolton, BL6 7BE



£230,000

Three bedroom extended semi detached property situated in a very popular residential location. Close to both secondary and primary schools, local shops and amenities and easy access to Rivington Country Park. Benefitting from double glazing, gas central heating, conservatory, off road parking and private rear garden. Sold with vacant possession and no onward chain viewing is highly recommended to appreciate the location and condition.

- Semi Detached
- Off Road Parking
- No Chain
- Private Garden To Rear
- Awaiting EPC
- Three Bedroom
- Vacant Possession
- Conservatory
- Council Tax Band C
- Kitchen Extended.



Extended three bedroom semi detached sold with vacant possession and no onward chain. This family home is located in a very popular residential location, close to local shops, amenities, primary and secondary schools with easy access to Rivington Country Park. The property comprises:- Hallway, lounge, dining room, Kitchen, conservatory. To the first floor there are three bedrooms and a family bathroom. To the outside there is off road parking and garden to the front with a private garden and patio seating area to the rear. Benefitting from double glazing and gas central heating. Viewing is encouraged to appreciate all that is on offer and the condition and location.



Hallway

UPVC double glazed leaded light window to front, double radiator, stairs, door to Storage cupboard.

Lounge 11'9" x 10'10" (3.58m x 3.29m)

UPVC double glazed window to front, window to side, coal effect gas open fire set in feature Adam style surround, double radiator.

Dining Room 9'10" x 10'10" (3.00m x 3.29m)

Two uPVC double glazed windows to rear, double radiator, uPVC double glazed double door to rear,

Conservatory

UPVC construction with polycarbonate roof, two uPVC double glazed windows to rear, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed double door to rear:



Kitchen 17'0" x 7'3" (5.17m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to side, double radiator, uPVC double glazed entrance door to rear.



Storage cupboard.

Landing

UPVC double glazed window to side, window to side,:

Bedroom 1 11'9" x 9'4" (3.58m x 2.84m)

UPVC double glazed window to front, window to side, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with sliding door, hanging rail, shelving and drawers, radiator, two sliding doors,



Bedroom 2 10'2" x 9'4" (3.10m x 2.84m)

UPVC double glazed window to rear, range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, Storage cupboard, radiator, two double doors,

Bedroom 3 6'6" x 6'11" (1.99m x 2.11m)

UPVC double glazed window to front, built-in wardrobe(s) with hanging rail, overhead storage and drawers, radiator, :

Bathroom

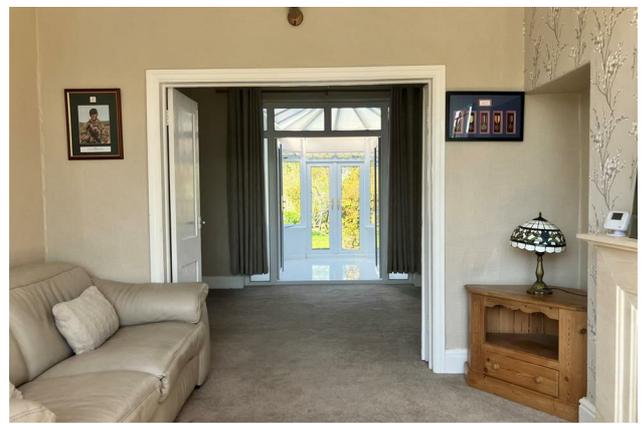
Three piece suite comprising pedestal wash hand basin, shower cubicle with electric power shower, matching shower base and glass screen and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to side, heated towel rail.

Outside Front

Paved driveway and garden area with mature planting of shrubs and bushes.

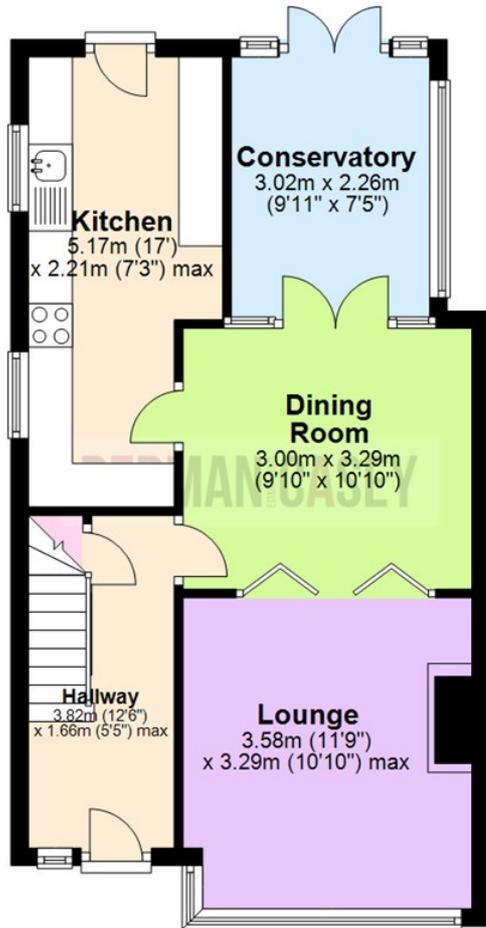
Outside Rear

Enclosed rear garden with mature planting, lawn, garden shed and patio seating area.



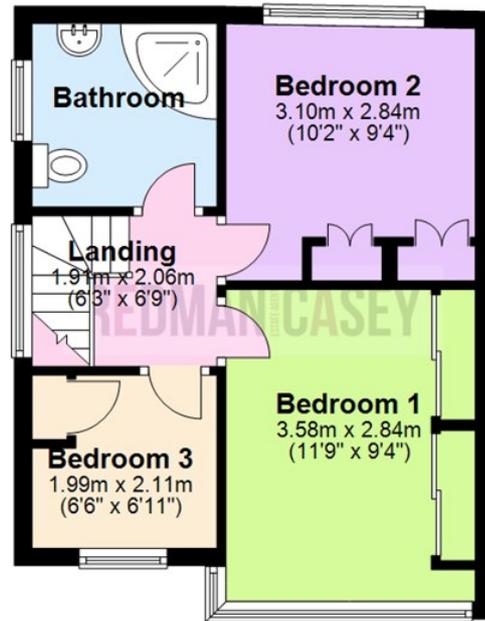
Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 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	

