

6 Wilderswood Court, Horwich, Bolton, BL6 7HS



Offers Around £220,000

Three bedroom extended town house in excellent condition. Located in a quiet residential area on the doorstep of Rivington Country Park, close to local schools, shops and all local amenities. For those who like walking and cycling this three bed home offers all that whilst being close to Horwich town centre.

Benefitting from double glazing, gas central heating, sun room, garage gardens front and rear and off road parking. This property is highly recommended for viewing to appreciate the location, condition and all that is on offer.

- Extended Town House
- Garage And Off Road Parking
- Sun Room
- Gardens Front Rear
- Awaiting EPC
- Close to Rivington
- Three Bedroom
- Fully Double Glazed
- Freehold
- Council Tax Band B



Extended three bedroom town house situated at the very edge of Rivington Country Park offering good walks and cycle pathways over stunning countryside, close to local shops, schools and all local amenities. This property comprises:- Entrance hall, lounge, dining room, kitchen, sun room. To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens front and rear with a garage and off road parking. This home also benefits from double glazing, gas central heating, and is freehold.

Viewing is highly recommended to appreciate the location, condition, and space that this property is offering.

Entrance Hall

Radiator, stairs, uPVC double glazed frosted entrance door to front:

Lounge 13'4" x 13'7" (4.06m x 4.15m)

UPVC double glazed window to front, radiator, open plan, door to Storage cupboard.

Dining Room 9'8" x 8'5" (2.95m x 2.56m)

Radiator, uPVC double glazed sliding entrance patio door to rear,:

Kitchen 9'8" x 13'6" (2.95m x 4.12m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, fitted built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed frosted entrance door to rear,:

Sun Room

UPVC window to rear, uPVC double glazed window to side, uPVC double glazed window to front, radiator.

Bedroom 1 13'4" x 9'6" (4.06m x 2.90m)

UPVC double glazed window to front, radiator,:

Bedroom 2 9'4" x 10'3" (2.84m x 3.12m)

UPVC double glazed window to rear, two storage cupboard with hanging and shelving, radiator:

Bedroom 3 8'9" x 7'0" (2.66m x 2.13m)

UPVC double glazed window to front, radiator.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with full height ceramic tiling to all walls, shower with over and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.



Landing

UPVC double glazed window to side,

Garage

Single garage to rear with metal up and over door.

Outside Front

Private front garden with mature planting and raised beds.

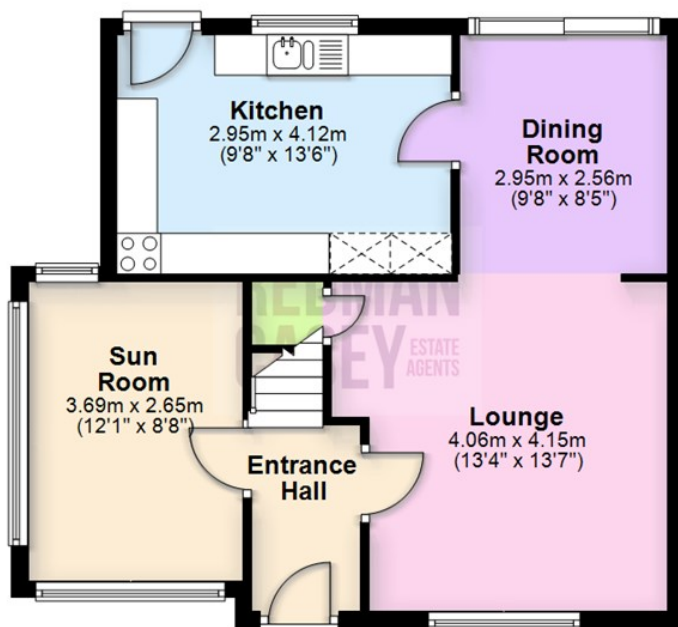
Outside Rear

Enclosed rear garden area with mature planting and pathway leading to garage.



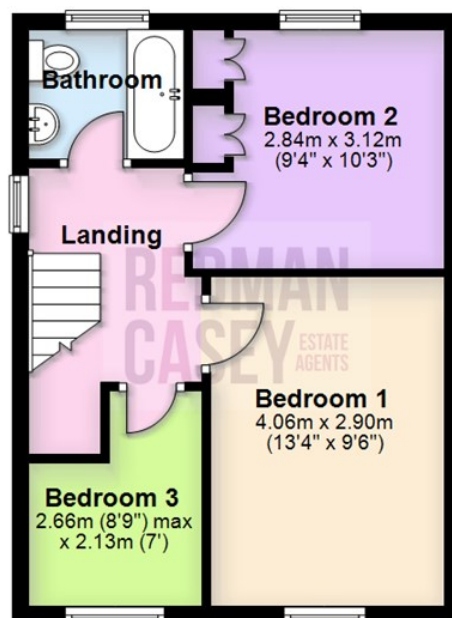
Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 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	

