



25 Pendle Drive, Horwich, Bolton, Greater Manchester, BL6 7HP

Price £124,995

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Fitted Kitchen
- Refitted Modern Bathroom Suite
- Views to Rear
- 3 Bedrooms
- Spacious Lounge
- Superb Fitted Kitchen/Diner
- Gardens and Parking
- uPVC Double Glazing & GCH



GROUND FLOOR

PVCu double glazed entrance door to:

ENTRANCE HALL

Stairs, double door to:

LOUNGE

4.14m (13'7") x 3.85m (12'8")

PVCu double glazed bow window to front, coal effect gas fire with stone built surround, radiator, door to built-in under-stairs storage cupboard, door to:

DINING ROOM

3.18m (10'5") x 2.48m (8'2")

PVCu double glazed window to rear, radiator, door to:

FITTED KITCHEN

3.18m (10'5") x 2.18m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in eye level double oven, four ring gas hob with extractor hood over, PVCu double glazed window to side, Storage cupboard, PVCu door to garden.

FIRST FLOOR

LANDING

PVCu double glazed window to side.

BEDROOM 1

4.50m (14'9") x 2.62m (8'7")

Double glazed window to front, radiator.

BEDROOM 2

2.89m (9'6") x 2.75m (9')

PVCu double glazed window to rear with views of open countryside and Rivington Pike, radiator.

BEDROOM 3

2.69m (8'10") x 2.08m (6'10")

Double glazed window to front, built-in over-stairs airing cupboard housing, lagged hot water tank, slatted shelving, radiator.

BATHROOM

Refitted with three piece modern white suite comprising panelled bath with electric shower over and with glass screen, pedestal wash hand basin with chrome mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point, PVCu frosted double glazed window to rear, ceramic tiled flooring.

OUTSIDE:

Front garden, extensive paved driveway to the front and side with car parking space for three cars with lawned area and flower and shrub borders beds, enclosed by dwarf brick wall to front and side. Rear, enclosed by timber fencing to rear and sides, large paved sun patio with steps down to lawned area and well stocked mature flower and shrub borders beds, timber garden shed.



Entrance Hall

Carpeted stairs to first floor landing, double doors to:

Lounge 12'8" x 13'7" (3.86 x 4.14)

UPVC double glazed wood effect bow window to front, radiator, double door to dining kitchen, door to built-in under-stairs storage cupboard.

Kitchen/Diner 15'8" x 10'4" (4.78 x 3.15)

Fitted with a matching range of modern cream base and eye level units with complementary worktop space. 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas with extractor hood over, built in wine cooler. uPVC double glazed window to side, Feature full height radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden,

Bathroom

Fitted with three piece modern white suite comprising deep panelled p shaped bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point, uPVC frosted double glazed window to rear, slate tiled flooring.

Landing

UPVC double glazed window to side, door to:

Bedroom 1 8'7" x 12'0" (2.62 x 3.66)

UPVC double glazed window to front, built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2 9'1" x 9'6" (2.77 x 2.9)

UPVC double glazed window to rear, built-in double wardrobes with full-length mirrored sliding doors, hanging rails and shelving, radiator.

Bedroom 3 6'10" x 8'10" (2.08 x 2.69)

UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator.

Front

Front garden, enclosed by brick wall to front and side with lawned area and mature flower and shrub borders beds, paved driveway to the front and side leading to rear and with car parking space for three cars.

Rear

Rear garden, enclosed by timber fencing to rear and sides, flagstone paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.



