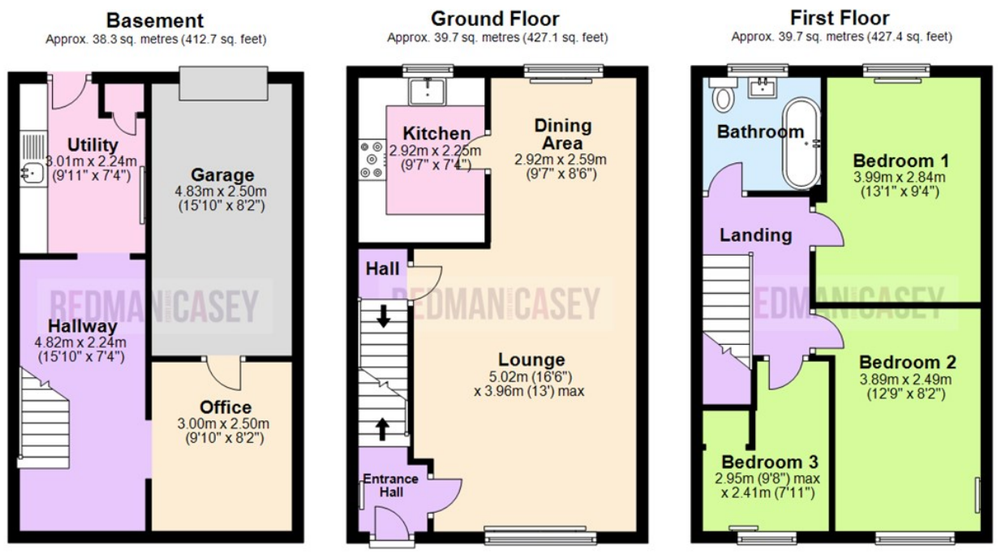
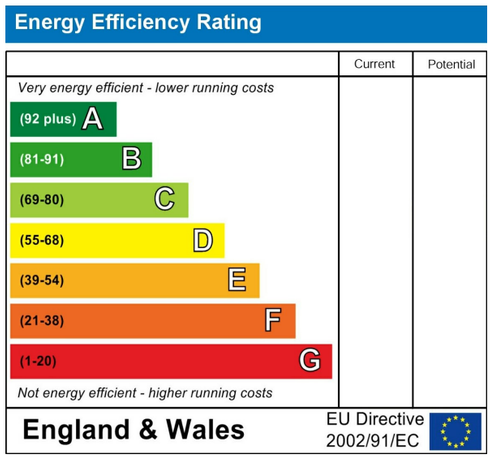
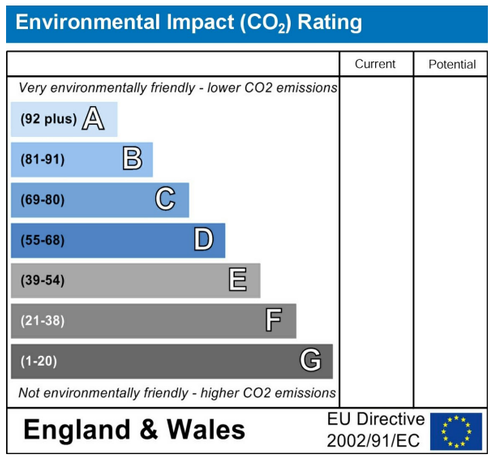



Total area: approx. 117.7 sq. metres (1267.2 sq. feet)

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.

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## 610 Chorley New Road, Horwich, Bolton, Lancashire, BL6 6EX

Superbly presented and improved three bedroom town house, offering excellent accommodation over three floors with spacious living accommodation, recently fitted kitchen, three generous bedrooms, feature bathroom with roll top bath. To the basement there is an office , utility room and integral garage. To the rear is a enclosed courtyard garden with patio and driveway leading to the garage.

## Offers In The Region Of £170,000

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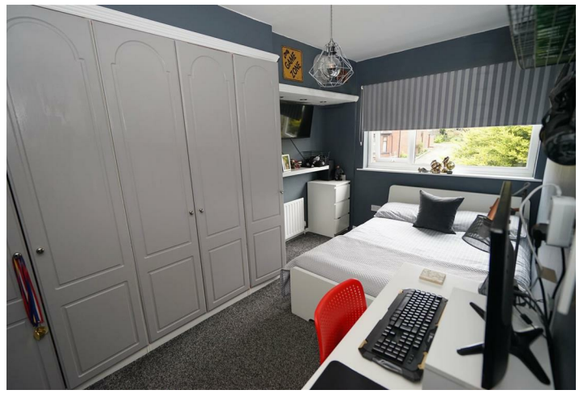
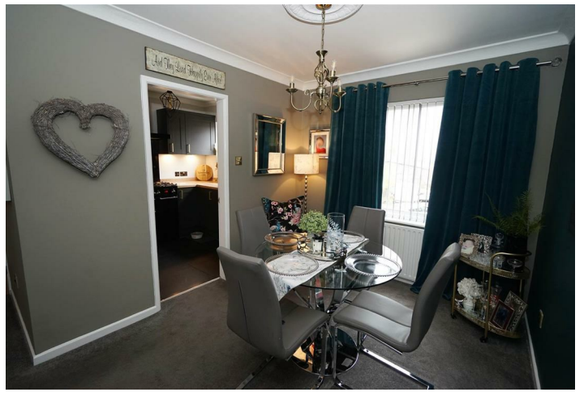
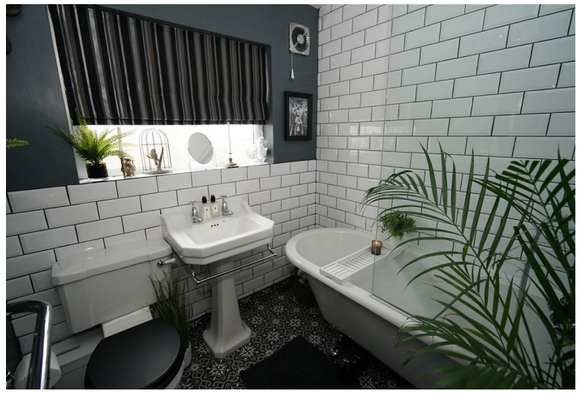
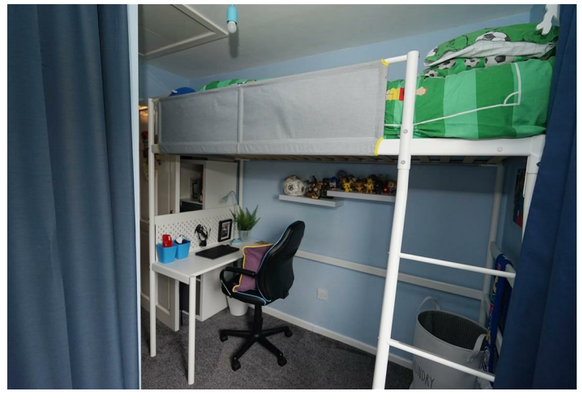





Ideally located for access to local shops, schools and transport links, this deceptively spacious mid townhouse offers excellent accommodation over three floors. The property benefits from a recently fitted kitchen, gas central heating and double glazing and comprises :- Entrance hall, lounge open plan to dining room, fitted kitchen with a range of modern dark grey units with built in and integrated appliances. To the first floor there are three generous bedroom two with fitted wardrobes and bathroom fitted with a luxury bathroom with roll top bath with shower over. To the basement there is an office, utility room and integral garage along with storage area. Outside there is an open plan front garden and to the rear there is an enclosed courtyard with large paved patio and driveway access to the garage. Viewing is highly recommended to appreciate all that is on offer.

**Ground Floor**

**Entrance Hall**
Radiator, stairs, stairs to basement, part glazed entrance door, oak door to:

**Lounge**
16'6" x 13'0" (5.02m x 3.96m)
UPVC double glazed window to front, radiator, coving to ceiling, oak door to Hall, open plan to:

**Dining Area**
9'7" x 8'6" (2.92m x 2.59m)
UPVC double glazed window to rear, radiator, coving to ceiling, oak door to:

**Kitchen**
9'7" x 7'5" (2.92m x 2.25m)
Fitted with a matching range of modern dark grey base and eye level units with underlighting, drawers and contrasting worktop space, stainless steel butler style sink unit with mixer tap, integrated fridge/freezer and slimline dishwasher, space for range cooker with extractor hood over and glass splashback, built in microwave oven, uPVC double glazed window to rear, tiled flooring.

**Hall**
Stairs to basement

**First Floor**

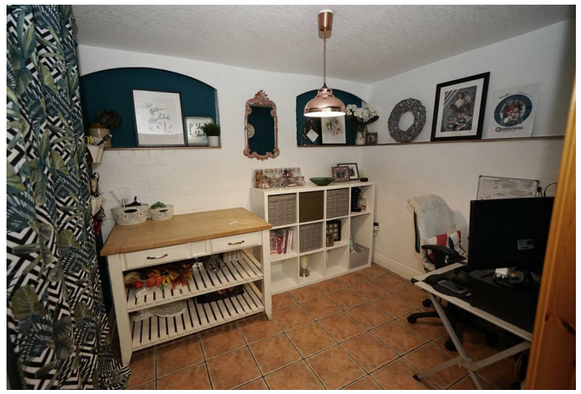
**Landing**
Coving to ceiling, door to:

**Bedroom 1**
13'1" x 9'4" (3.99m x 2.84m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

**Bedroom 2**
12'9" x 8'2" (3.89m x 2.49m)
UPVC double glazed window to front, fitted bedroom suite range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, further built-in single wardrobe(s), radiator.

**Bedroom 3**
9'8" x 7'11" (2.95m x 2.41m)
UPVC double glazed window to front, built-in over-stairs storage cupboard with shelving, radiator, access to boarded loft with power and light via pull down ladder used as a play room, open plan, door to:

**Bathroom**
Fitted with three piece Victorian style white suite comprising roll top bath with ornamental feet, separate shower over and hand shower attachment with telephone style mixer tap and glass



screen, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, heated towel rail with radiator, extractor fan. uPVC frosted double glazed window to rear, ceramic tiled flooring.

**Basement**

**Hallway**
Ceramic tiled flooring, open plan to Utility, open plan to:

**Office**
9'10" x 8'2" (3.00m x 2.50m)
Tiled flooring, door to:

**Garage**
Integral single garage with power and light connected, Up and over door.

**Utility**
9'11" x 7'4" (3.01m x 2.24m)
Units and cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, ceramic tiled flooring, uPVC double glazed door to garden, door.

**Outside**
Open plan front garden, paved pathway with gravelled area. paved pathway leading to front entrance door, mature tree.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, rear gated access to single driveway.

**610 Chorley New Road, Horwich, Bolton, Lancashire, BL6 6EX**

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