

8 Ardley Road, Horwich, Bolton, BL6 7EG



Offers Around £250,000

Three bedroom semi detached property on a corner plot ideal for extending with the correct planning in place.. Situated in a very popular and quiet Cul-De-Sac close to local primary and secondary schools, local shops, amenities and very close to Rivington Country Park and all that has to offer.. Benefiting from kitchen extension, double glazing, gas central heating large garden to rear with double garage and off road parking and patio seating area. Sold with vacant possession and no onward chain, viewing highly recommended to appreciate the location and potential of this property.

- Three Bedroom Semi Detached
- Double Garage
- Gardens Front And Rear
- No Chain
- Awaiting EPC
- Large Corner Plot
- Off Road Parking
- Sold With Vacant Possession
- Council Tax Band C



Three bedroom extended semi detached located in a popular and quiet Cul-De-Sac. Close to local primary and secondary schools, local shops and amenities and very close to Rivington Country Park. The property comprises, Porch, entrance hall, lounge, dining room, kitchen, storage area, W.C., workshop. To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens to the front and rear with off road parking and a large double garage. The property benefits from double glazing, gas central heating, extended kitchen large garage patio seating area and off road parking, This corner plot has room to extend with the correct planning in place, and is sold with vacant possession and no onward chain. Viewing is advised to appreciate all that is on offer and the potential of this property.



Porch

Two uPVC double glazed windows to front, two uPVC double glazed windows to side, uPVC obscure double glazed window to front, hardwood glazed entrance door to front.



Entrance Hall

Radiator, stairs, door to Storage cupboard,: :

Lounge 11'11" x 11'9" (3.62m x 3.58m)

Box window to front, coal effect gas open fire fireplace set in marble surround, double radiator,

Dining Room 11'11" x 11'9" (3.63m x 3.58m)

UPVC double glazed window to rear, gas fire fireplace set in feature tiled Adam style surround, radiator.

Kitchen 15'9" x 6'2" (4.79m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, electric oven, electric hob, uPVC double glazed window to rear, uPVC frosted double glazed window to side, radiator.



Storage Room

UPVC double glazed window to rear, sliding :

WC

UPVC frosted double glazed window to front.

Workshop

:

Garage

Three uPVC double glazed windows to side, uPVC double window to side, uPVC glazed window to side, metal up and over door, door, power and lighting.



Bedroom 1 11'11" x 10'9" (3.62m x 3.27m)

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

Bedroom 2 11'11" x 11'9" (3.63m x 3.58m)

UPVC double glazed window to rear, range of wardrobes wardrobe(s) with hanging rail, shelving and drawers, double radiator, double door,:

Bedroom 3 8'9" x 6'11" (2.66m x 2.11m)

UPVC double glazed window to front, double radiator.

**Bathroom**

Three piece suite with deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Landing

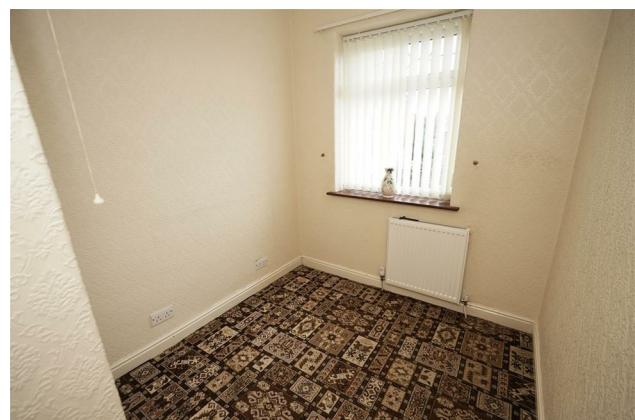
UPVC double glazed window to side, :

**Outside Front**

Enclosed garden with paved path to front porch, mature flowers and shrubbery.

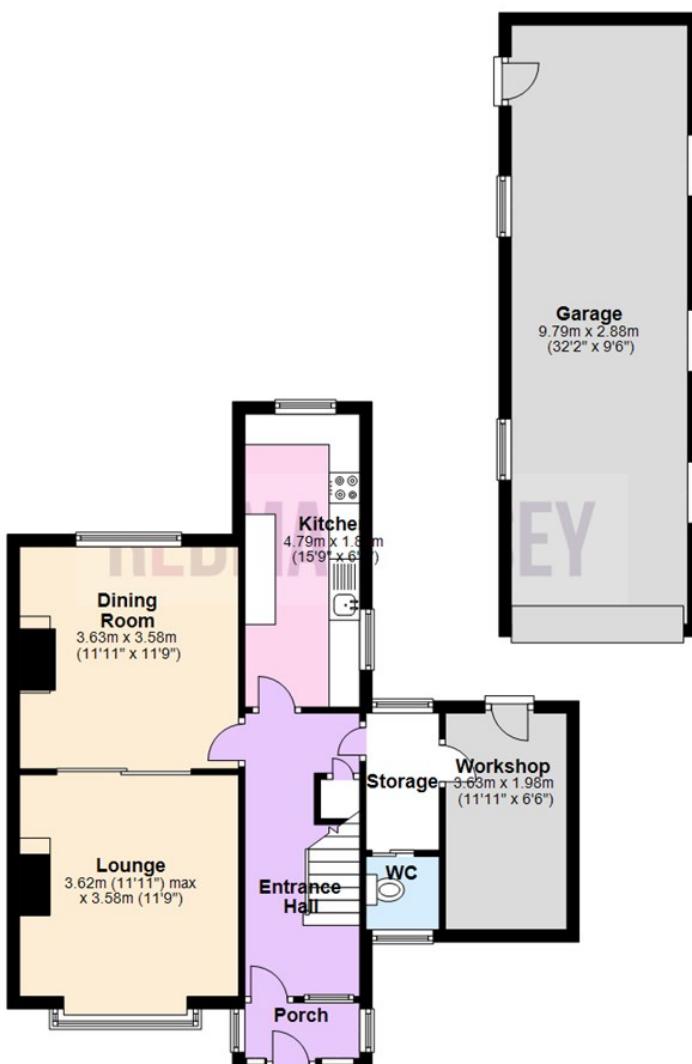
Outside Rear

Enclosed garden laid to lawn with mature planting, patio seating area, garden shed driveway to rear for off road parking plus garage and off road parking to side.



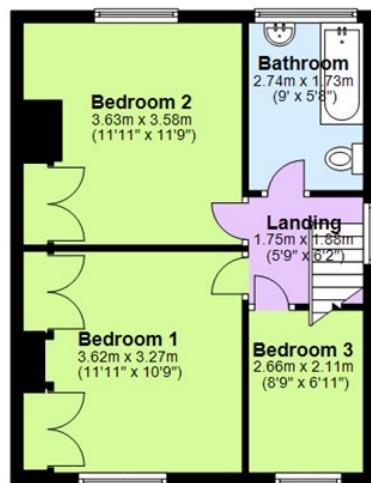
Ground Floor

Approx. 87.2 sq. metres (938.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 127.2 sq. metres (1368.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

