



22 Mill Lane, Horwich, Bolton, Greater Manchester, BL6 6AT

Offers Over £160,000

- Great Location
- 3 Bedrooms
- Garden to Rear
- Views to the Front
- Large Fitted Dining Kitchen
- No Chain



Entrance Hall

Laminate flooring, dado rail, coving to ceiling, carpeted stairs to basement, carpeted stairs to first floor landing, open plan to Fitted Kitchen/Breakfast Room, door to:

Lounge/Diner 12'2" x 29'0" (3.7 x 8.84)

PVCu double glazed window to front, decorative fireplace with feature timber surround and tiled inset and hearth, ornamental fireplace with timber surround and cast iron inset, double radiator, laminate flooring, dado rail, coving to ceiling, PVCu double glazed french doors to garden, door to:



Fitted Kitchen/Breakfast Room 10'1" x 16'10" (3.07 x 5.13)

Fitted with a matching range of base and eye level units with contrasting worktop space over, bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine. Range cooker which we understand is staying in the property, space for fridge/freezer and range. PVCu double glazed picture window to rear, window to side, radiator, laminate flooring, PVCu double glazed door to garden.



Basement Boiler Room 10'3" x 14'11" (3.12 x 4.55)

Wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to rear. Plumbing for automatic washing machine and space for fridge freezer.

Landing

Door to Staircase to attic storage potential for conversion subject to consent.

Bedroom 1 16'5" x 11'3" (5 x 3.43)

Two PVCu double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, corner display shelf, display area, reading lights, ornamental fireplace with feature cast iron surround, double radiator, folding door to built-in storage cupboard.



Walk in Wardrobe

Double radiator.

Bedroom 2 10'6" x 10'5" (3.2 x 3.18)

PVCu double glazed window to rear, radiator, coving to textured ceiling, open plan to under-stairs storage.

Bedroom 3 10'1" x 8'10" (3.07 x 2.69)

PVCu double glazed window to rear, double radiator, laminate flooring, coving to ceiling.



Bathroom

Four piece suite comprising panelled bath with hand shower attachment over and matching telephone style mixer tap taps, pedestal wash hand basin, tiled shower cubicle with electric shower over and low-level WC, ceramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to side, coving to textured ceiling with recessed spotlights.

Outside

Front garden with gravelled garden and flower and shrub borders, enclosed by dwarf brick stone wall to front and sides, paved pathway leading to front entrance door. Enclosed by timber fencing to rear and sides, paved sun patio timber, decking and area, raised flower and shrub borders beds, paved paths, gated access.



