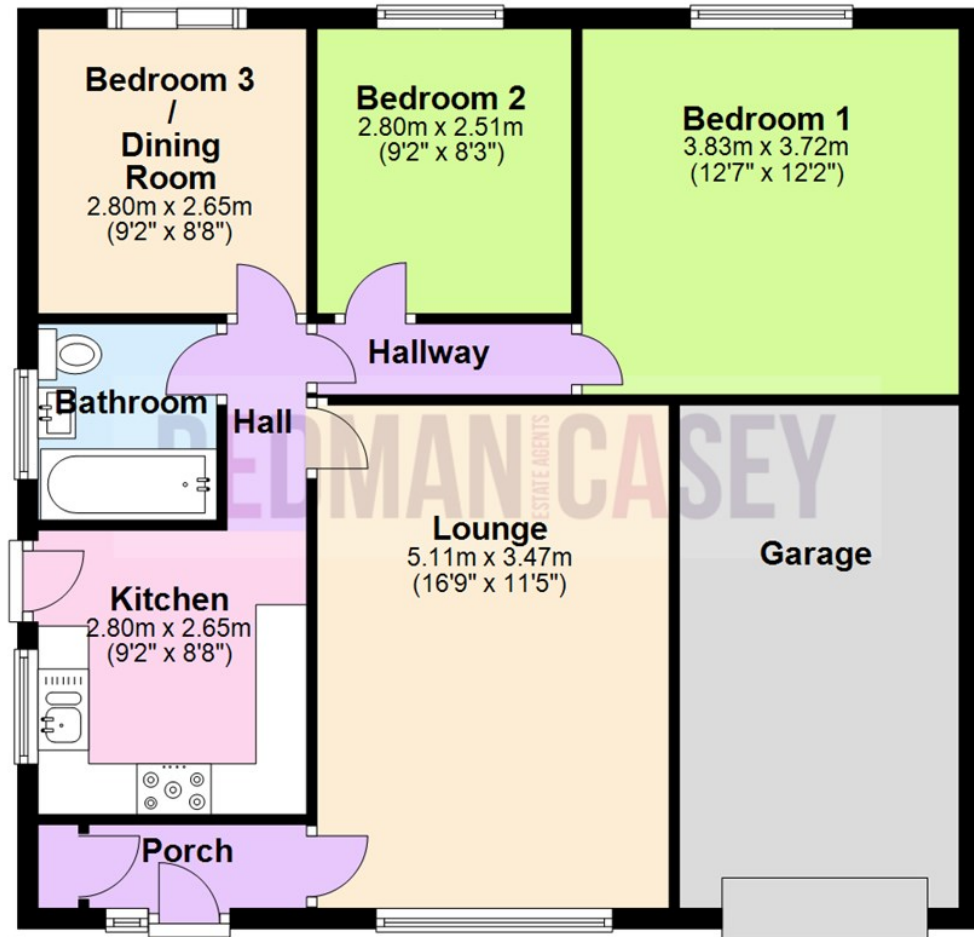


Ground Floor

Approx. 79.9 sq. metres (860.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 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.



9 Melbourne Close, Horwich, Bolton, Greater Manchester, BL6 6DL

Superbly presented and improved three bedroom true bungalow. Offering excellent accommodation with potential for loft conversion and extension to rear should the need arise. Spacious lounge modern kitchen and bathroom fitted within the last two years large rear garden, driveway and garage, viewing is essential to appreciate all that is on offer.

Offers Over £229,995

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
50	
England & Wales	EU Directive 2002/91/EC





Situated on this highly popular estate this deceptively spacious three bedroom semi detached true bungalow offers excellent accommodation with potential for extension to the rear and loft conversion should the need arise, The property at present comprises :- Porch, lounge, fitted kitchen with built in and integrated appliances, three bedrooms (one being used as a dining room) and bathroom fitted with a modern white three piece suite. Outside there are open plan gardens to the front with driveway leading to a garage. To the rear is an extensive garden with patio and timber decking areas, lawn and gravelled garden with flower and shrub borders. Viewing is essential to appreciate.

Porch
UPVC frosted double glazed window to front, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, uPVC double glazed entrance door, door to:

Lounge
16'9" x 11'5" (5.11m x 3.47m)
UPVC double glazed window to front, double radiator, exposed painted wooden flooring, coving to ceiling with recessed spotlights, door to:

Hall
Oak flooring, opening to kitchen access to boarded loft space offering potential for expansion to create bedrooms upstairs.

Kitchen
9'2" x 8'8" (2.80m x 2.65m)
Fitted with a matching range of modern white gloss base and eye level units with soft close doors and drawers, underlighting and complementary worktops, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, vinyl flooring, uPVC double glazed side door to garden.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, heated towel rail, laminate flooring, panelled ceiling with recessed spotlights.

Hallway
Door to:

Bedroom 1
12'7" x 12'2" (3.83m x 3.72m)
UPVC double glazed window to rear, radiator, two wall lights, coving to ceiling.

Bedroom 2
9'2" x 8'3" (2.80m x 2.51m)
UPVC double glazed window to rear, radiator.

Bedroom 3 / Dining Room
9'2" x 8'8" (2.80m x 2.65m)
Radiator, oak flooring, uPVC



double glazed patio doors to garden.

Outside
Open plan front garden, driveway to the front leading to garage with lawned area, paved paths and mature flower and shrub borders. Rear garden, enclosed by stone wall, timber fencing and mature hedge to rear and sides with lawned area and flower and shrub borders, large paved sun patio

with timber decking area, gravelled patio with firepit, timber summerhouse with power connected. Electricity connection for hot tub hot tub is available by separate negotiation.

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