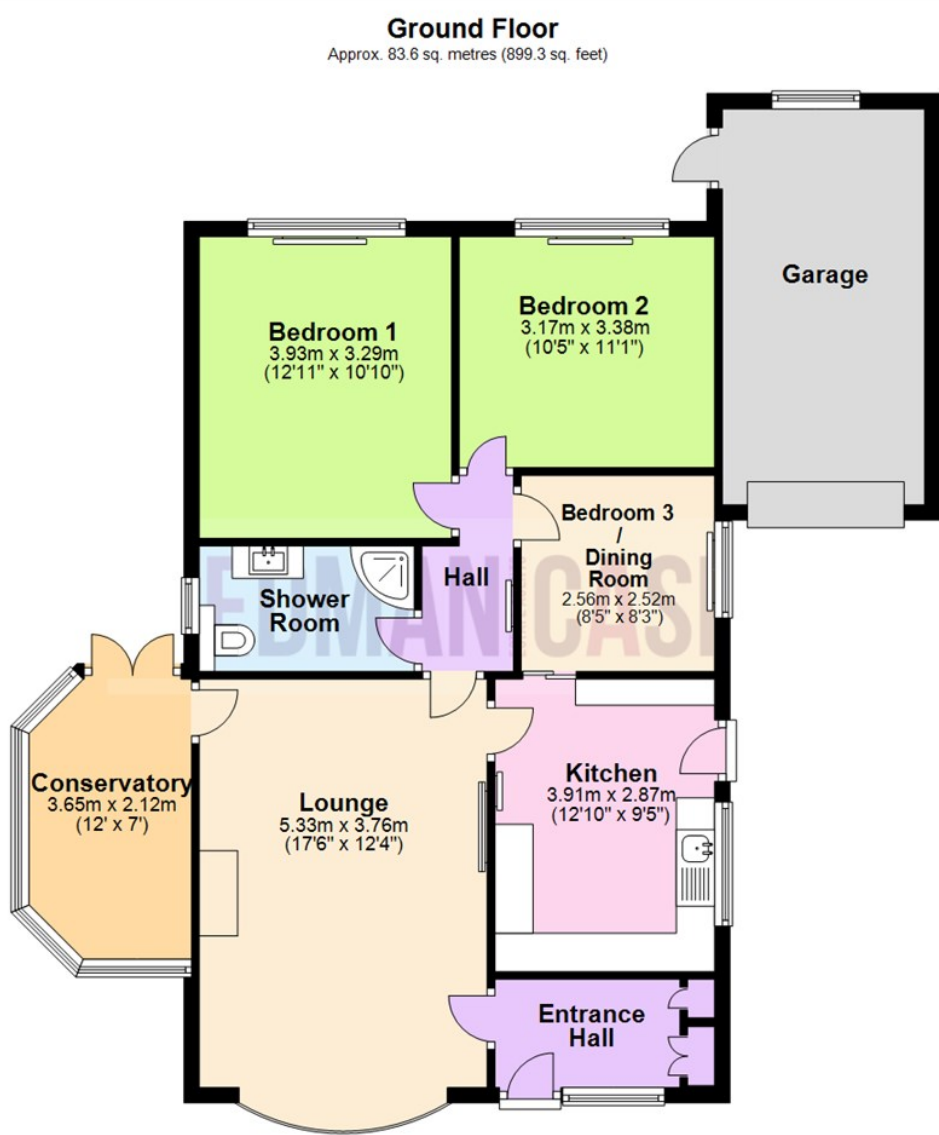




Total area: approx. 83.6 sq. metres (899.3 sq. feet)

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.



12 Broadway, Horwich, Bolton, Lancashire, BL6 6BY

Superbly presented and deceptively spacious three bedroom detached true bungalow, offering excellent accommodation and ideally located for access to local amenities shops and countryside. The [property benefits from a conservatory to the side extensive parking and garage, three bedrooms (2 double 1 single) the single is currently used as a dining room, superb shower room recently refitted with a modern three piece white suite. Boiler fitted late 2021 and re roofed 2019. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £330,000

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

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





Located on Stocks Park this detached true bungalow offers excellent accommodation and a generous plot with a westerly facing rear garden allowing for afternoon and evening sunshine. The property benefits from gas central heating and double glazing and comprises :- Entrance hall, lounge, conservatory, breakfast kitchen fitted with a range of base and wall units with integrated and built in appliances, three generous bedroom one currently used as a dining room and shower room recently refitted. Outside there is a generous front garden with extensive driveway leading to a single attached garage and easy maintained enclosed rear garden with large paved area. Boiler fitted late 2021 and re roofed 2019. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC double glazed entrance door with frosted double glazed leaded window to front, built-in double storage cupboard, built-in boiler cupboard, housing wall mounted gas

combination boiler serving heating system and domestic hot water please note the boiler was fitted late 2021, Karndean flooring, door to:

Lounge
17'6" x 12'4" (5.33m x 3.76m)
UPVC double glazed leaded bow window to front, coal effect living flame effect gas fire set in marble surround, double radiator, coving to ceiling, door to:

Conservatory
12'0" x 6'11" (3.65m x 2.12m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, two windows to side, window to rear, window to front, karndean flooring, uPVC double glazed french doors to garden, door to:

Kitchen
12'10" x 9'5" (3.91m x 2.87m)
Fitted with a matching range of base and eye level units with contrasting black quartz worktop space, wine rack, leaded glazed display units,

stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in eye level electric fan assisted double oven, halogen hob with extractor hood over, uPVC double glazed leaded window to side, radiator, karndean flooring, uPVC double glazed side door, sliding door to:

Hall
Radiator, door to:

Bedroom 1
12'11" x 10'10" (3.93m x 3.29m)
UPVC double glazed window to rear, radiator.

Bedroom 2
10'5" x 11'1" (3.17m x 3.38m)
UPVC double glazed window to rear, radiator.

Bedroom 3 / Dining Room
8'5" x 8'3" (2.56m x 2.52m)
UPVC double glazed leaded window to side, radiator, door to:



Shower Room

Recently refitted with three piece modern white suite comprising tiled shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed leaded window to side, vinyl flooring, ceiling with recessed low-voltage LED spotlights.

Outside

Front garden, enclosed by dwarf brick wall to front and sides with lawned area and mature flower and shrub borders, paved driveway to the front and side leading to garage and with parking for three cars, paved pathway leading to front entrance door, outside cold water tap, security and courtesy lighting. Side enclosed by timber fencing to rear and side, paved sun patio, security lighting, gated access to rear

garden.

Rear enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, timber garden shed, westerly facing garden allowing for sun from lunch till sunset, views of Parish church and Rivington Pike.

Garage

Attached brick built single garage, uPVC frosted double glazed window to rear, Up and over door, uPVC double glazed door.