

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



Offers In The Region Of £250,000

A 3 bed detached bungalow on good sized plot with double drive, garage, porch, kitchen, dining room, lounge, inner hall, 3 beds and bathroom. Situated in popular location with good sized garden and patio areas, gas centrally heated, double glazed windows, good decorative order with internal and external inspection highly recommended.

- Detached Bungalow
- Double Drive & Garage
- Good Sized Rear Plot
- Three Bedrooms
- Gas Centrally Heated & Double Glazed
- Popular Location



Positioned on Broadway, Horwich this detached bungalow resting on an exceptional plot with porch, kitchen, dining room, inner hall. 3 bedrooms, bathroom. Externally double drive, garage, lovely patio and garden areas to the rear with elevated views. The property benefits from gas central heating and double glazed windows and well located for amenities in Horwich and at Middlebrook retail park. There are also rail links, bus routes, motorway access close by. The property is in good decorative order throughout with early inspection highly recommended to fully appreciate.

Porch

Porch with entrance door, windows to two sides, door to kitchen.

Kitchen 14'8" x 9'4" (4.46m x 2.84m)

Access from the porch to kitchen with a range of wall and base units with contrasting work surfaces, inset Belfast style sink, space for AGA cooker, power points, tiled flooring, double glazed window, door to dining room, floor mounted gas fired central heating boiler.

Dining Room 9'6" x 9'4" (2.90m x 2.84m)

Access from the kitchen to dining room with double glazed window to front and side elevations, power points, ample space for dining, laminate flooring, door to lounge.

Lounge 17'8" x 12'2" (5.38m x 3.70m)

spacious lounge with feature fireplace with stone style surround, double glazed window to front elevation, laminate flooring, power points, double glazed window to side aspect, wall mounted radiator, door to inner hall.

Inner Hallway

Inner hall with doors leading to further accommodation.

Bedroom 1 12'11" x 10'8" (3.93m x 3.26m)

Good sized double room with wall mounted radiator, double glazed window to rear, power points, space for free standing or built in wardrobes.

Bedroom 2 9'5" x 11'1" (2.88m x 3.38m)

accessed from the inner hall to bedroom two with power points, double glazed window, wall mounted radiator.

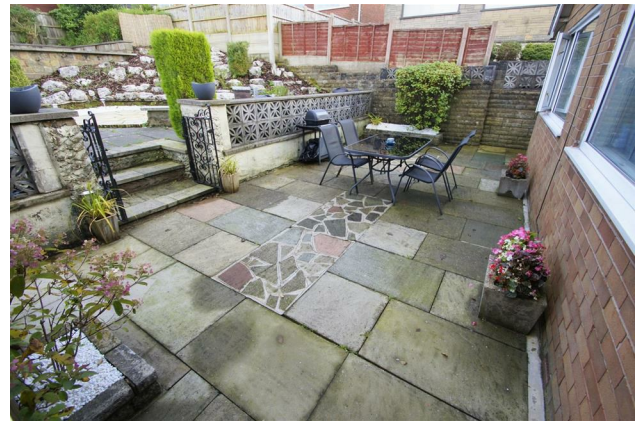
Bedroom 3 8'6" x 8'2" (2.60m x 2.50m)

Accessed from inner hall with power points, wall mounted radiator, double glazed window.

Bathroom

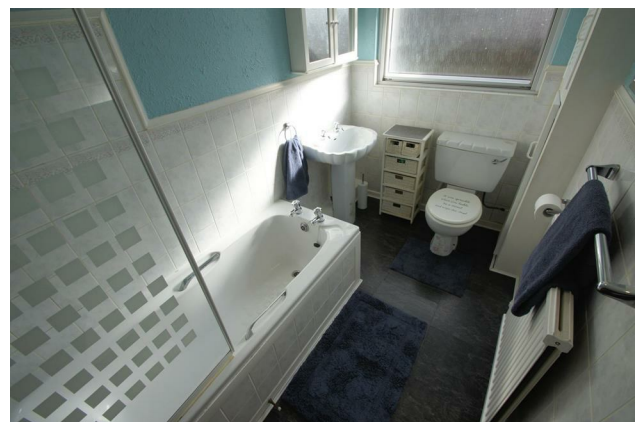
Three piece suite with low level W.C., panelled bath with shower over and screen, pedestal mounted vanity wash basin, splash back tiling, wall mounted radiator, double glazed frosted window.

Outside



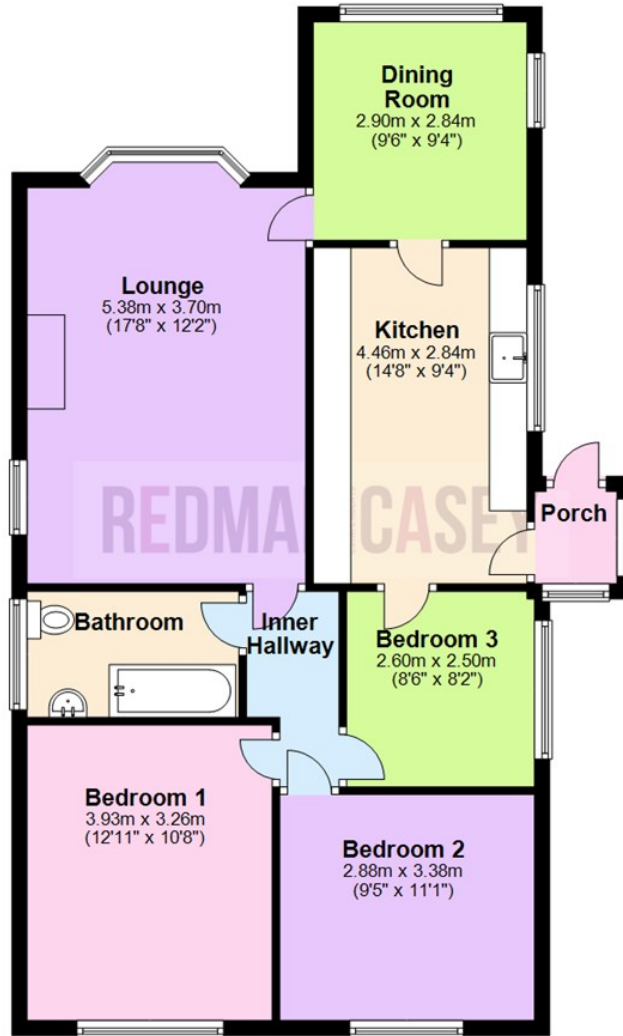
To the front a driveway and steps leading to gated area and further stone flagged drive leading to garage with up and over door and additional door access, garden area, soil bedded section with seasonal plants and foliage, second driveway for additional parking.

To the rear a stone flagged patio with steps leading to further patio, lawn, rockery with bark chipped surround. steps lead up to a further elevated patio and detached shed with power.



Ground Floor

Approx. 82.0 sq. metres (882.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.1 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
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		
	66	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	62	80
England & Wales	EU Directive 2002/91/EC	

