

Total area: approx. 98.1 sq. metres (1055.7 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>73</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

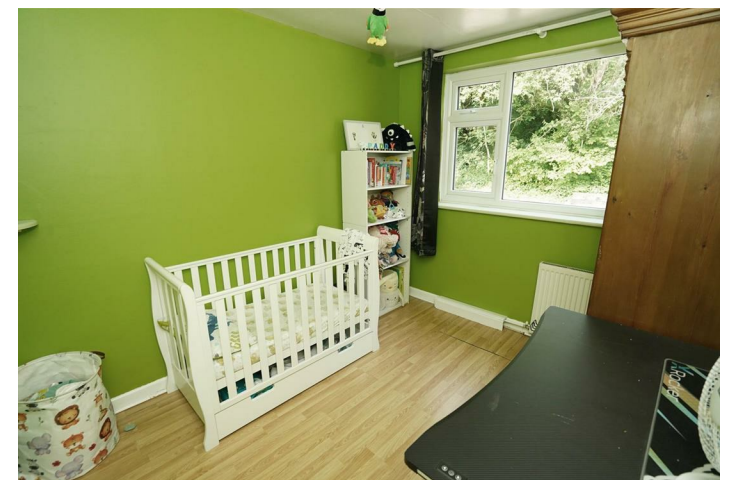
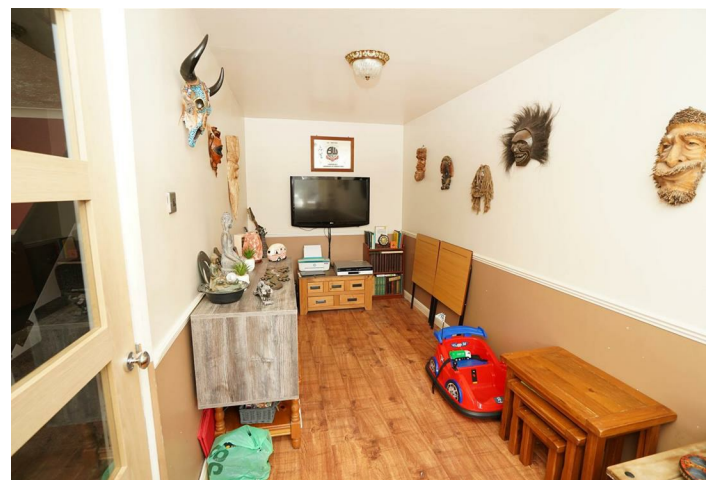
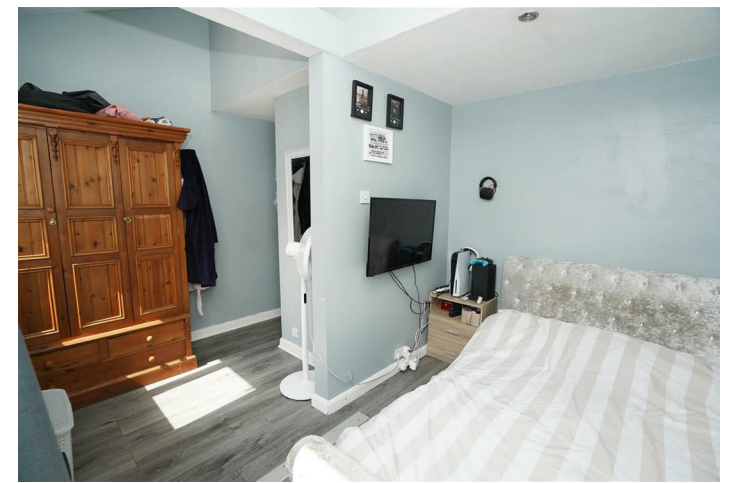
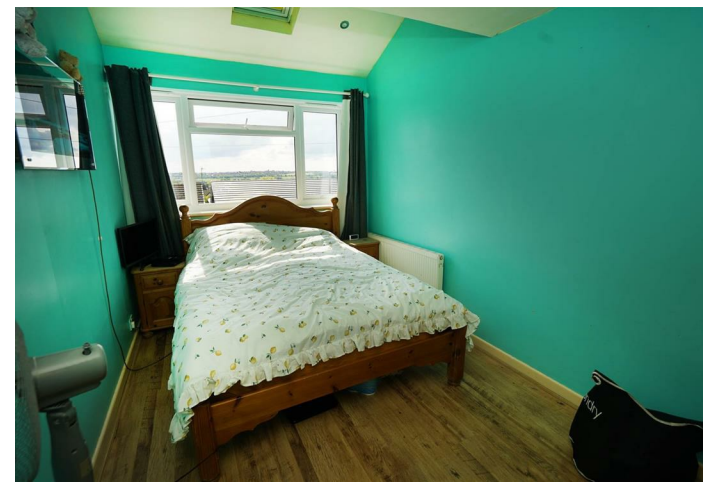
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**18 Mendip Close, Horwich, Bolton, BL6 7NW**

Spacious extended four bedroom semi detached property. Situated in a very popular residential location in a quiet cul-de-sac, near to good transport links, primary and secondary schools, local shops and all amenities. Benefiting from off road parking, utility room, gardens to rear with patio seating area, fully double glazed and gas central heating. This spacious property is freehold and on the very edge of Rivington Country Park for those who like country walks or the more strenuous cycling in superb surroundings. Viewing is essential to appreciate the space, location and all this home has to offer.

**Asking Price £280,000**





Spacious extended four bedroom semi detached property. Located in a quiet residential cul-de-sac and is close to local primary and secondary schools, local amenities, shops, and transport links. The property comprises:- Lounge, kitchen diner, utility. to the first floor there are four bedrooms and a family bathroom. This spacious home benefits from double glazing, gas central heating, off road parking to front, enclosed rear garden with patio dining area and on the edge of Rivington Country Park for anyone who like country walks or cycling. This freehold property is highly recommended for viewing to appreciate the location. space and all that is on offer.

**Lounge**  
15'9" x 14'7" (4.81m x 4.44m)  
UPVC double glazed bay window to front, decorative fireplace with stone built, double radiator, stairs,

uPVC Composite double glazed entrance door to front,

**Lounge / Office**  
15'9" x 6'8" (4.81m x 2.04m)  
UPVC double glazed window to front, radiator.

**Kitchen/Diner**  
8'2" x 14'8" (2.49m x 4.47m)  
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in gas hob, built-in microwave, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance door to rear,:

**Utility Room**  
8'2" x 6'8" (2.49m x 2.04m)  
Plumbing for automatic washing

machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to rear, .

**Landing**  
Door to:

**Bedroom 1**  
10'7" x 12'10" (3.22m x 3.92m)  
Two uPVC double glazed windows to front, uPVC double glazed velux skylight to front, radiator:

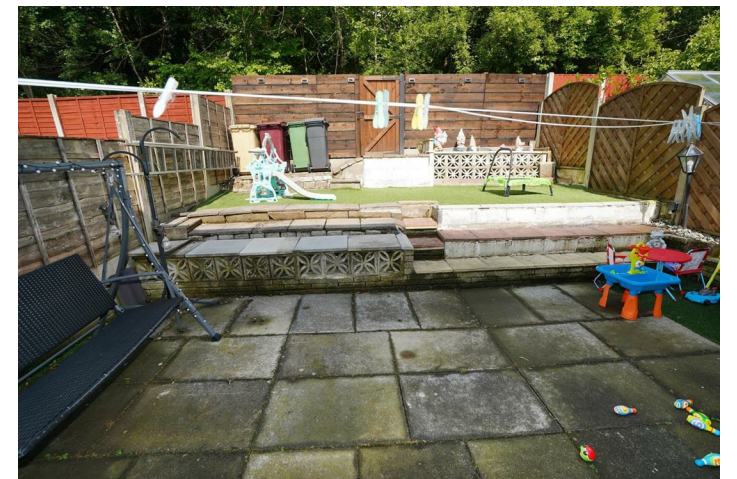
**Bedroom 2**  
14'1" x 8'4" (4.30m x 2.55m)  
UPVC double glazed window to front, uPVC double glazed velux skylight to front, radiator, :

**Bedroom 3**  
13'2" x 6'10" (4.01m x 2.08m)  
UPVC double glazed window to rear, radiator.

**Bedroom 4**  
10'1" x 8'4" (3.07m x 2.55m)  
UPVC double glazed window to rear, radiator,



**Bathroom**  
Three piece suite with comprising, deep panelled bath, vanity wash hand basin in vanity unit with storage under and mixer tap, shower with over, glass screen and mixer tap and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.



**Outside Front**  
Block paved driveway. with 7.5 Kw EV charger.

**Outside Rear**  
Enclosed rear garden with patio seating area.