



7 Portland Place, Horwich, Bolton, Greater Manchester, BL6 6BF

Price £184,995

- 3 Bedrooms
- PVCu Double Glazing
- Conservatory
- 2 Receptions
- Fitted Utility Room
- Gardens and Parking



Entrance Hall

Radiator, stairs, door to:

Lounge 12'0" x 15'2" (3.66 x 4.62)

PVCu double glazed window to front, coal effect gas fire with ornate Adam style surround and marble effect inset and hearth, radiator, dado rail, two wall lights, coving to textured ceiling, door to built-in under-stairs storage cupboard, open plan to:

Kitchen / Diner 14'11" x 8'8" (4.55 x 2.64)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap with tiled splashbacks, dishwasher, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, ceramic tiled flooring.
Double glazed patio door to conservatory, radiator.

Conservatory

Brick and PVCu construction with PVCu double glazed windows and insulated tiled roof, laminate flooring, double door to garden.

Utility Room 4'4" x 13'5" (1.32 x 4.09)

Fitted with a matching range of eye level units with worktop space over, plumbing for washing machine, space for freezer and tumble drier, PVCu frosted double glazed window to front, ceramic tiled flooring.

Cloakroom

Two piece suite comprising, pedestal wash hand basin, low-level WC and half height ceramic tiling to all walls, extractor fan, ceramic tiled flooring.

Landing

Door to built-in storage cupboard with shelving.

Bedroom 1 15'3" x 9'9" (4.65 x 2.97)

Two PVCu double glazed windows to front, door to:

Bedroom 2 6'5" x 8'8" (1.96 x 2.64)

PVCu double glazed window to rear with panoramic views of school playing field, radiator, laminate flooring.

Bedroom 3 9'1" x 6'11" (2.77 x 2.11)

Window to rear, radiator, laminate flooring.

Bathroom

Refitted with three piece suite comprising panelled bath with power shower over and with glass screen and inset wash hand basin in vanity unit with cupboard under, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, shaver point, PVCu frosted double glazed window to side, tiled flooring.

Outside



Open plan front garden with lawned area, brick paved path leading to front entrance door and mature flower and shrub borders beds, tarmac driveway to the front and side with car parking space for two cars. Enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and flower and shrub borders beds, timber garden shed.



