

5 Ashness Close, Horwich, BL6 5RL



Offers In The Region Of £185,000

Two bedroom semi detached true bungalow offered with vacant possession and no chain, requiring some updating the property offers excellent and flexible accommodation that can be re arranged to suit anyone's current requirements. With spacious lounge, fitted kitchen and shower room, two bedrooms overlooking the rear garden. Viewing is essential to appreciate all that is on offer.

- 2 Bed True Bungalow
- Spacious Lounge
- Shower Room
- EPC Rating D
- Requiring Full Modernisation
- Kitchen
- Gardens Front and Rear
- Council Tax Band C



Located in this highly sought after cul de sac this two bedroom semi detached true bungalow requiring full modernisation but offers fantastic accommodation with bags of potential for reorganising the internal layout to suit any eventuality. The property comprises :- Hall, lounge, kitchen two bedrooms and shower room . Outside there are open plan gardens to the front with driveway with driveway parking for 2/3 cars and enclosed rear gardens with patio and grassed area. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Early viewing is highly recommended as this property wont be around for long.

Entrance Hall

Built-in boiler cupboard, housing gas boiler serving heating system and domestic hot water, fuse box and gas and electricity meters, uPVC double glazed entrance door, door to:

Lounge 16'3" x 11'4" (4.95m x 3.46m)

Hardwood sealed unit double glazed window to front, double radiator, door to:

Hall

Door to:

Kitchen 9'5" x 8'10" (2.86m x 2.69m)

Base and eye level cupboards with worktops, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, hardwood sealed unit double glazed window to side, radiator, door to:

Bedroom 1 12'9" x 11'4" (3.88m x 3.46m)

Hardwood sealed unit double glazed window to rear, radiator.

Bedroom 2 9'8" x 8'10" (2.94m x 2.69m)

Window to rear, radiator.

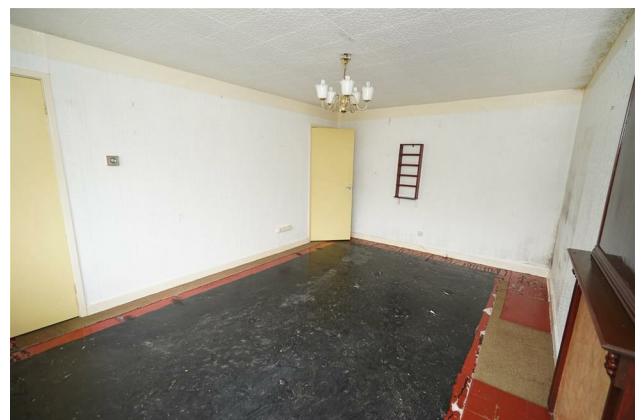
Shower Room

Fitted with three piece white suite comprising tiled shower enclosure with Triton electric shower over, pedestal wash hand basin, low-level WC and ceramic tiling to all walls, hardwood frosted sealed unit double glazed window to side, radiator.

Outside

Front garden, concrete driveway to the front leading to a carport, grassed area and mature flower and shrub borders.

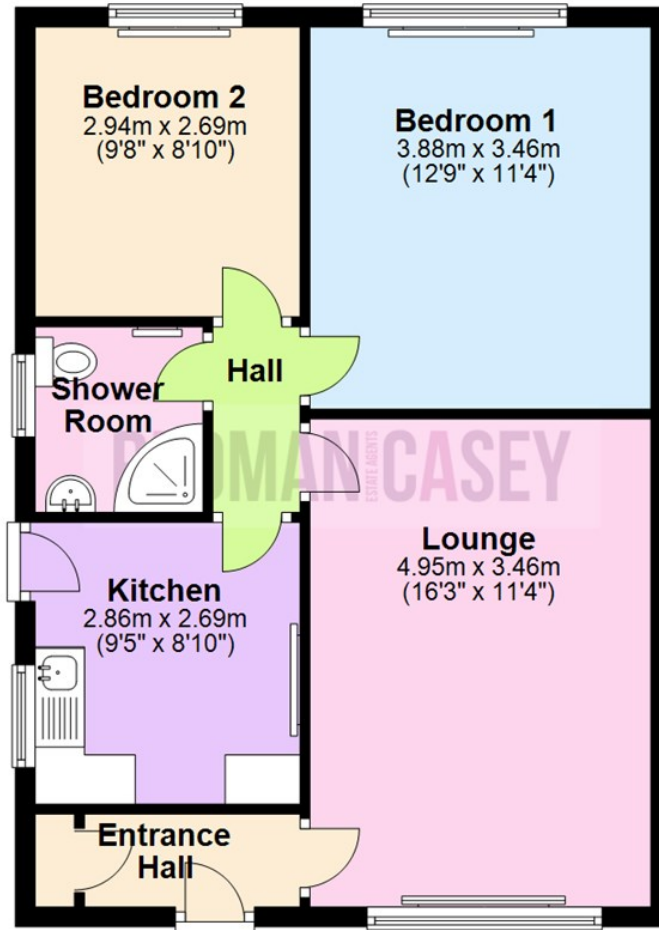
Rear garden, enclosed by timber fencing rear and sides, concrete patio area with grassed area and mature flower and shrub borders, timber garden shed, carport.





Ground Floor


Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 