

29 Fairways, Horwich, Bolton, Lancashire, BL6 5QA



**£200,000**

Three Bedroom semi-detached property in a very popular residential location. Close to local shops, schools and all local amenities. The property also benefits from double glazing, gas central heating, gardens front and rear, off road parking garage conversion to office/workshop space with it own separate entrance. The property is currently rented on a AST. Viewing is recommended to appreciate all that is on offer.

- Semi Detached
- Garage Conversion
- Gas Central Heating
- Off Road Parking
- EPC Rating D
- Three Bedroom
- Gardens Front And Rear
- Double Glazing
- Currently Tenanted
- Council Tax C





Three Bedroom semi-detached property in a very popular residential location. Close to local shops, schools and all local amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen.

To the upstairs there are three bedrooms two of which are double and family bathroom. The garage has been converted to a office / workshop space with its own separate entrance. To the outside there are gardens front and rear with driveway providing off road parking. The property also benefits from double glazing, gas central heating. The property is currently rented on an AST. Viewing is recommended to appreciate all that is on offer.

### Hall

Stairs, door to:

### Lounge 13'7" x 10'11" (4.15m x 3.32m)

UPVC double glazed bow window to front, coal effect gas fire fireplace set in feature mock Victorian style surround, radiator, open plan to:

### Dining Room 9'1" x 9'1" (2.78m x 2.78m)

UPVC double glazed window to rear, radiator.

### Kitchen 9'1" x 14'5" (2.78m x 4.39m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer, fridge/freezer, plumbing for automatic washing machine and dishwasher, built-in electric fan assisted oven, built-in electric ceramic hob with extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed entrance door to rear, door to:

### Office/Work Station 10'0" x 7'5" (3.05m x 2.27m)

UPVC double glazed window to front, uPVC double glazed entrance door to front, door to Storage cupboard.

### Bedroom 1 13'0" x 10'1" (3.96m x 3.07m)

UPVC double glazed window to front, fitted with a range of wardrobes built-in wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, twoStorage cupboard, radiator, three double doors, door to:

### Bedroom 2 10'0" x 10'1" (3.05m x 3.07m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 9'7" x 5'8" (2.93m x 1.73m)

Window to front, radiator, door to Storage cupboard, door to:

### Bathroom

UPVC frosted double glazed window to rear, heated towel rail.



## Landing

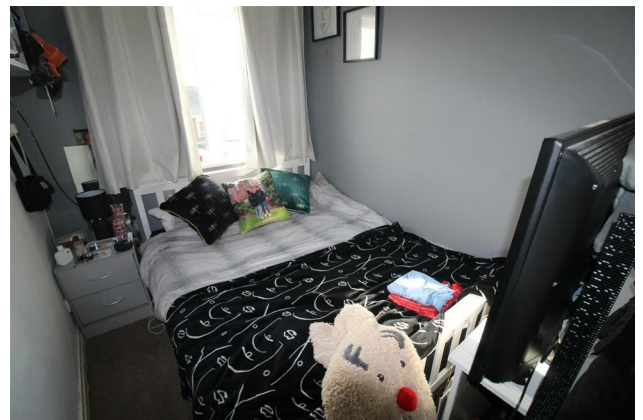
Door to:

## Outside Front

Garden fronted with driveway and path to front door, laid mainly to lawn.

## Outside Rear

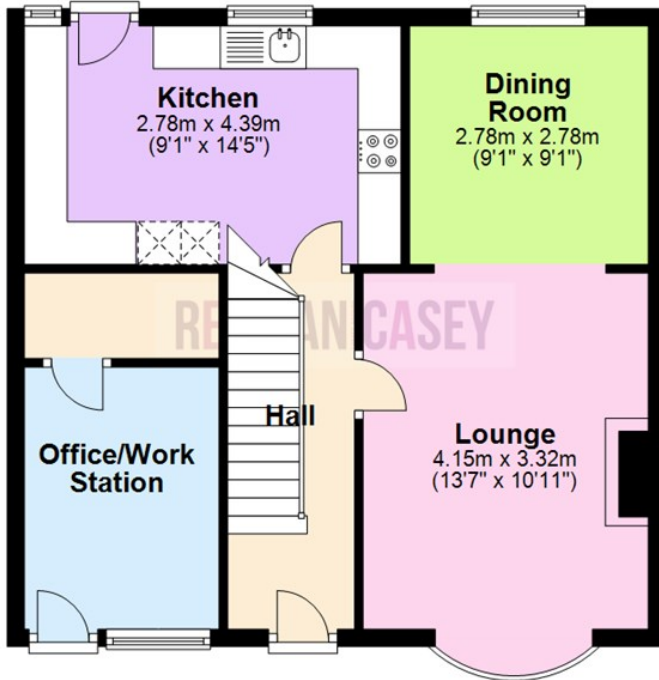
Enclosed rear garden with patio seating area, lawn and mature planting and flower beds.





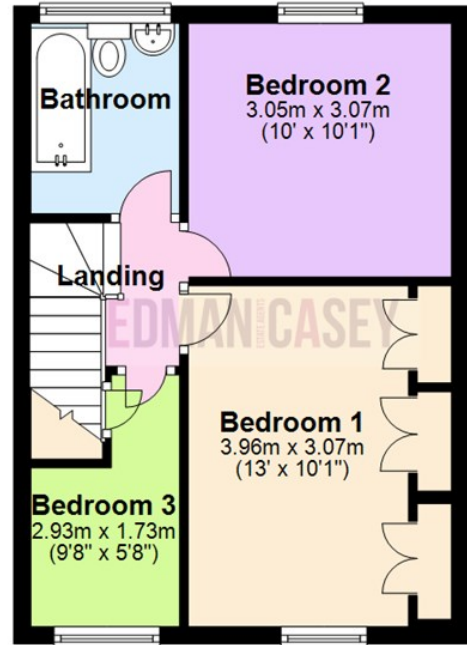
### Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



### First Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

