

8 Medway Close, Horwich, Bolton, Greater Manchester, BL6 6DA



Offers In The Region Of £230,000

A 2 bed extended semi detached bungalow in quiet cul-de-sac overlooking greenery in a tranquil setting. The property comprises porch, hall, lounge, 2 beds, shower room, kitchen & dining area.

- 2 Bedrooms Extended
- Freehold Property
- Pleasant Front & Rear Gardens
- Gas Centrally Heated
- Off Road Parking & Garage
- Peaceful Cul-De-Sac over-looking Green



Positioned on Medway Close, Horwich this lovely extended semi detached bungalow overlooking greenery tucked away on a cul- de-sac and offered in good decorative order throughout. The property is set within easy reach to bus routes, the local village of Horwich thriving with shops, restaurants, cafes, local businesses an the ever popular Middlebrook retail park along with Rivington Pike, Rivington Barn, Curlies cafe and Winter Hill for the ramblers. The property briefly comprises entrance porch, hall, lounge, inner hall, 2 bedrooms, shower room, kitchen and dining area. Externally to the front a garden and driveway leading to attached single garage. To the rear pleasant garden and patio areas. Early viewing is essential to fully appreciate.

Porch

uPVC & glass paneled entrance door, window to front, window to side, timber & glass paneled door to hall.

Hall

Door from Porch, wall mounted single panelled radiator, door to lounge, door to storage cupboard housing wall mounted central heating boiler.

Lounge 16'9" x 11'5" (5.11m x 3.48m)

Double glazed bow window to front, feature gas fireplace with ornate surround, single radiator, power points, door to inner hallway.

Inner Hallway

Door from lounge, inner hallway provided access to further accommodation, loft access (partially boarded with light)

Bedroom 1 12'5" x 11'3" (3.78m x 3.43m)

Upvc window to rear overlooking the gardens, built in robes providing storage and hanging space, single radiator, power points.

Bedroom 2 9'3" x 8'8" (2.82m x 2.65m)

uPVC window to side, single radiator, power points, space for robes.

Kitchen 9'3" x 8'9" (2.83m x 2.67m)

Door from inner hallway fitted kitchen with a range of base units with contrasting work surfaces, inset single drainer sink with mixer tap, integrated oven, separate hob, power points, integrated dishwasher, fridge, freezer and washing machine.

Dining Area 9'3" x 9'7" (2.83m x 2.92m)

Open plan form kitchen to dining area with double glazed window to side, upvc & glass panelled French doors to rear leading to the garden, two velux style windows, ample space for dining



Bathroom

Three piece suite comprising panelled bath with shower over and screen, low level W.C. vanity wash basin, partial tiled elevations, double glazed frosted window, wall mounted heated towel rail.

Garage

Single attached garage with up and over door, useful as storage or potential off road parking.

Outside

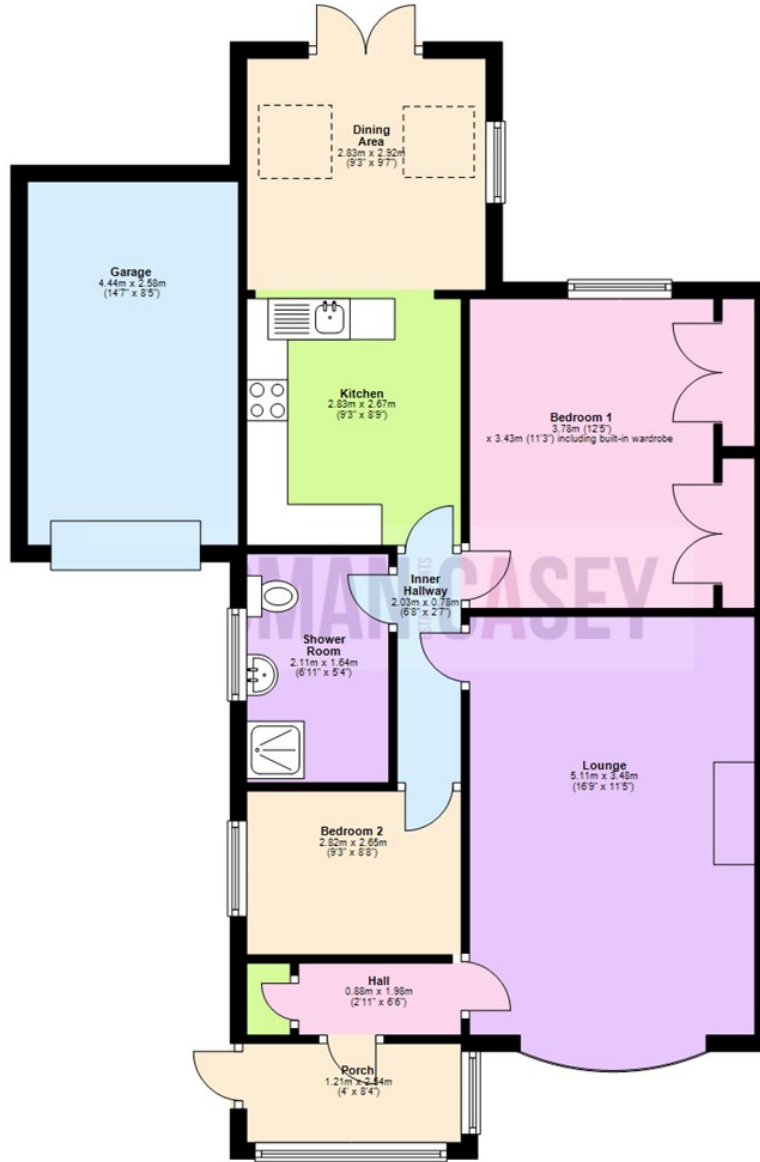
To the front a lovely lawned garden with soil beds and seasonal plants & flowers with adjacent stone flagged driveway providing off road parking for several cars.

To the rear a lawned garden area with soil bedded sections with a variety of seasonal plants and flowers with traditional wooden panelled fencing as borders



Ground Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.3 sq. feet)

The information provided in this brochure has been approved by the vendor; however, it may 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 floorplans provided are a representation only and must not be relied upon for exact measurements. Please note, we do not warrant any inaccuracies or omissions and do not imply any liability or guarantee unless specifically mentioned. Plan produced using FAKU.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

