

8 Beaumont Road, Horwich, Bolton, Greater Manchester, BL6 7BG



Offers In The Region Of £210,000

Extended three bedroom semi detached property situated in a very popular quiet residential location. Situated close to all local amenities, shops, schools and close to Rivington Country Park. This property benefits from double glazing, gas central heating, gardens to front and rear and off road parking. Offering a spacious house viewing recommended to appreciate position and all that is on offer.

- Extended Semi Detached
- Three Bedroom
- Double Glazed
- EPC Rating D
- Gardens Front And Rear
- Gas Central Heating
- Off Road Parking.
- Council Tax Band B



Situated in a popular residential and quiet location, This three bedroom extended semi detached property positioned close to Rivington Country Park, local schools, shops and all local amenities. The property comprises:- Entrance porch, hall, lounge, kitchen diner. To the first floor there are three bedrooms and a family bathroom. The outside there is a garden to the front with a driveway offering off road parking, to the rear there is a enclosed garden, patio seating area, and large outbuilding. The home also benefits from gas central heating, double glazing. Viewing is recommended to appreciate the location, condition and space this house offers.

Porch

UPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed entrance door to side, door to:

Entrance Hall

Stairs, door to:

Lounge 12'2" x 13'4" (3.71m x 4.06m)

UPVC double glazed box window to front, living flame effect gas fire set in wooden Adam style surround, double radiator, door to:

Kitchen/Diner 18'2" x 16'1" (5.53m x 4.89m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and ceramic tiled worktops, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, two double radiators, uPVC double glazed sliding entrance door to rear, uPVC double glazed entrance door to side, door to Storage cupboard.

Landing

UPVC opaque double glazed window to side, door to:

Bedroom 1 11'7" x 9'9" (3.52m x 2.96m)

UPVC double glazed box window to front, fitted with a range of wardrobes built-in wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, Storage cupboard, radiator, double door, door to:

Bedroom 2 9'5" x 8'8" (2.87m x 2.63m)

UPVC double glazed window to rear, radiator.

Bedroom 3 6'11" x 6'0" (2.11m x 1.83m)

UPVC double glazed window to front, radiator, door to:



Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside Front

Driveway providing off road parking for two vehicles.

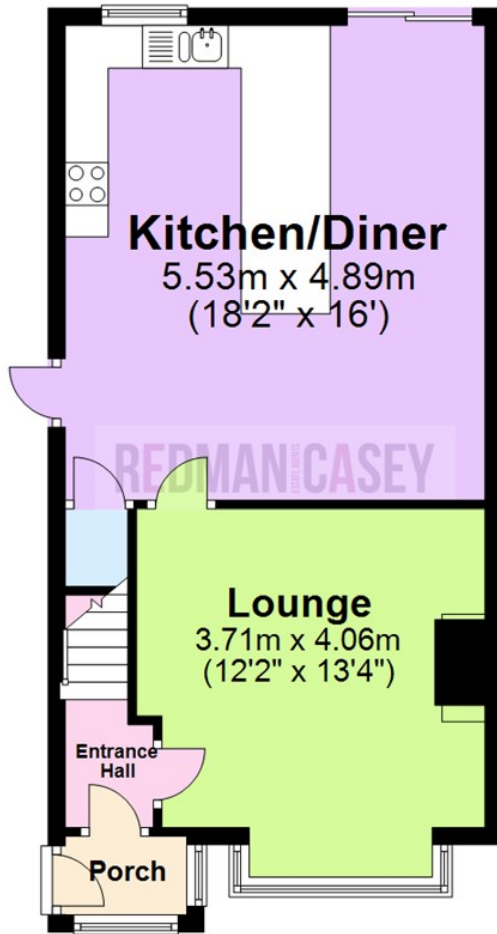
Outside Rear

Enclosed garden area with patio seating area mature planting shrubs and bushes, Outside workshop.



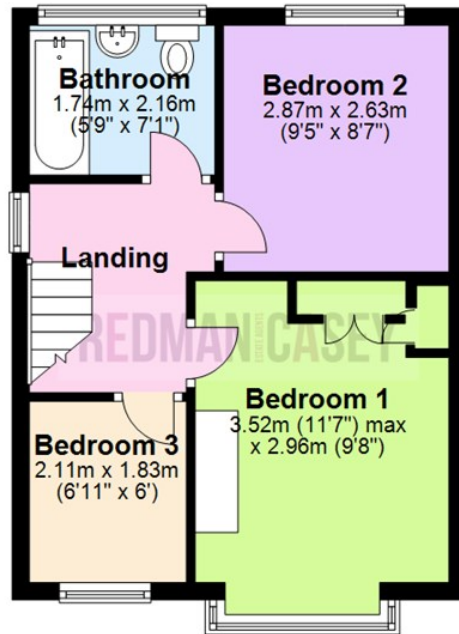
Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 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		
	64	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

