

12 Snowdon Drive, Horwich, Bolton, Lancashire, BL6 7DG



## Offers In The Region Of £275,000

Three bedroom detached property in a very popular residential location, close to Rivington Country Park, local schools, shops, and all local amenities. This executive style three bedroom detached benefits from gardens, garage, driveway, gas central heating and double glazing. Sold with vacant possession and no onward chain, Viewings are recommended.

- Three Bedroom
- Garage
- Gas Central Heating
- Close To Rivington
- Detached
- Off Road Parking
- Double Glazing



Three bedroom detached property situated in a very popular residential location close to local schools, shops, amenities and the popular Rivington Moor Country Park. This property comprises:- Entrance hall, lounge, dining room, kitchen, To the first floor there are three bedrooms two of which are double and a family bathroom. The property also benefits from double glazing, gas central heating, garage, driveway for two vehicles, gardens and patio seating area. This property is offered with no onward chain and vacant possession. Viewing is recommended to appreciate all that is on offer and location.

### Entrance Hall

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

### Lounge 13'9" x 12'7" (4.19m x 3.84m)

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

### Dining Room 10'4" x 8'2" (3.15m x 2.48m)

Double radiator, uPVC double glazed sliding entrance door to rear, door to:

### Kitchen 10'4" x 7'1" (3.15m x 2.15m)

Fitted with a matching range of base and eye level units with drawers and worktop space over round edged worktops, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, fitted built-in electric fan assisted oven, built-in four ring electric hob, uPVC double glazed window to side, ceramic tiled floor covering, uPVC double glazed entrance door to rear.

### Bedroom 1 15'1" x 9'4" (4.61m x 2.84m)

UPVC double glazed window to front, radiator.

### Bedroom 2 9'4" x 9'4" (2.84m x 2.84m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 9'8" x 6'8" (2.95m x 2.03m)

UPVC double glazed window to front, radiator, door to Storage cupboard.

### Bathroom

Three piece suite comprising corner bath with shower over, matching telephone style taps and shower curtain, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to rear, radiator, marble effect panelling.

Storage cupboard.

### Landing

UPVC double glazed window to side, door to:



**Outside Front**

Open aspect garden laid mainly to lawn with mature flower beds, driveway leading to detached garage.

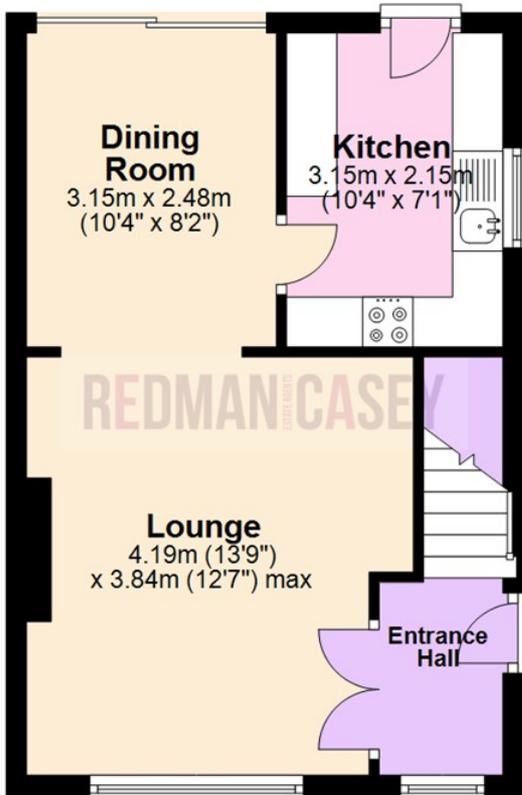
**Outside Rear**

Enclosed rear garden, laid to paving with decked patio area.



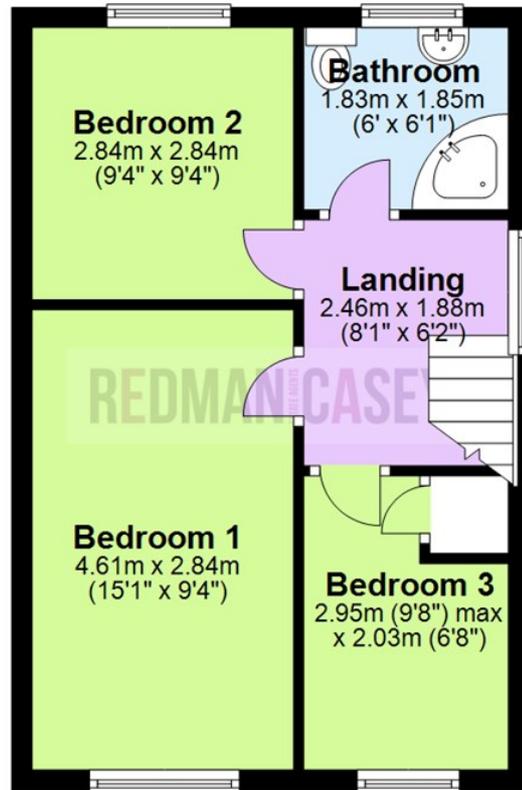
### Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



**Total area: approx. 71.8 sq. metres (773.2 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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>		
(69-80) <b>C</b>		
(55-68) <b>D</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		
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