

6 The Heights, Horwich, Bolton, Lancashire, BL6 6LL



## Offers In The Region Of £210,000

Well presented and modernised three bedroom semi detached property, ideally located for access to local amenities, shops, schools and transport links for road and rail into Preston, Manchester and beyond. The property offers excellent accommodation with spacious lounge, well equipped fitted kitchen diner and conservatory. To the first floor there are three bedrooms and bathroom fitted with a three piece suite. Outside there is a block paved driveway leading to a single garage to the front and private fully enclosed garden to the rear with large composite decking area and step down to a lawned garden.

Viewing is essential to appreciate all that is on offer,

- Off Road Parking
- Three Bedrooms
- Double Glazed
- Garage
- Gas Central Heating
- Conservatory



Situated within easy access of local amenities, Middlebrook shopping centre, local primary and secondary schools and transport links for M61 and Horwich Parkway Railway station giving excellent links to Manchester, Preston and beyond. The property has been improved by the current owners to provide a modern family home that comprises : Entrance hall, lounge, fitted well equipped kitchen diner and open plan conservatory, To the first floor there are three bedroom the main with a range of fitted wardrobes and family bathroom fitted with a three piece suite. Outside there is a driveway leading to a single garage to the front and to the rear a private garden with decking and lawned areas, Viewing is essential to appreciate all that is on offer.



### Entrance Hall

UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, radiator, laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

### Lounge 13'4" x 10'8" (4.06m x 3.24m)

UPVC double glazed window to front, radiator, laminate flooring, two wall lights, coving to ceiling, open plan, door to:

### Kitchen/Diner 8'2" x 16'7" (2.49m x 5.05m)

Fitted with a matching range of modern pale grey base and eye level units with contrasting timber worktop space, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, built-in eye level electric fan assisted oven, four ring hob with extractor hood over, built-in microwave, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, column radiator, laminate flooring, ceiling with recessed spotlights, wall mounted concealed gas boiler serving heating system and domestic hot water, open plan, door to:



### Conservatory 8'6" x 7'10" (2.60m x 2.38m)

UPVC construction with lights connected, window to rear, four windows to side, column radiator, laminate flooring with ceiling rose and recessed spotlights, uPVC double glazed door to garden, door to:



### Garage

Pre-fabricated single garage with rear personal door, Up and over door, door.

### Landing

UPVC frosted double glazed window to side, access to loft, door to:



**Bedroom 1 13'4" x 9'6" (4.06m x 2.90m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

**Bedroom 2 8'4" x 9'6" (2.54m x 2.90m)**

UPVC double glazed window to rear, radiator.

**Bedroom 3 9'5" x 6'10" (2.88m x 2.09m)**

UPVC double glazed window to front, radiator.

**Bathroom**

Fitted with three piece white suite comprising corner panelled bath with shower over and mixer tap, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, slate tiled flooring.

**Outside**

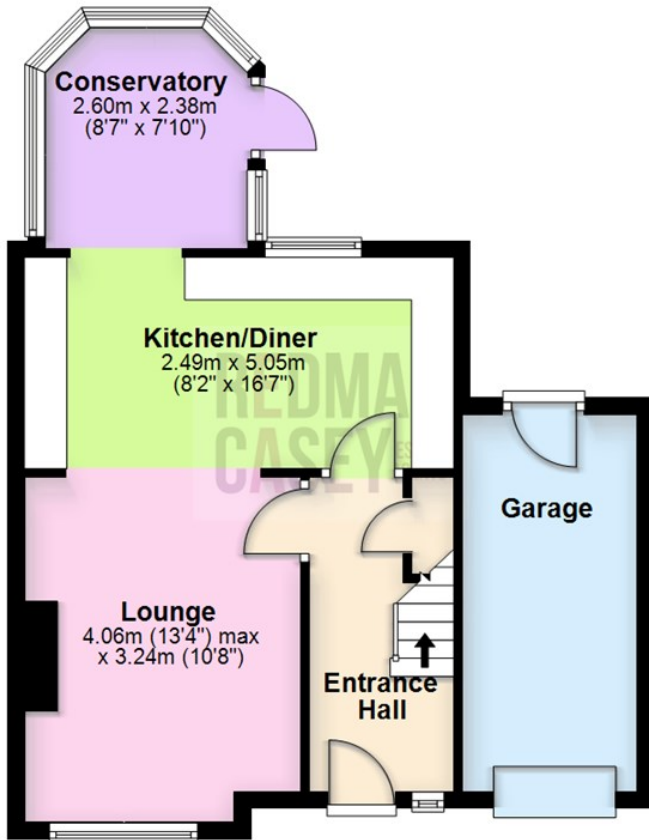
Front garden, cobbled driveway to the front leading to garage and with car parking space for car, enclosed by timber fencing and mature hedge to front and sides with lawned area and mature flower and shrub borders.

Private rear garden, enclosed by timber fencing to rear and sides, decking and area with lawned area and mature flower and shrub borders, outside cold water tap, security lighting.



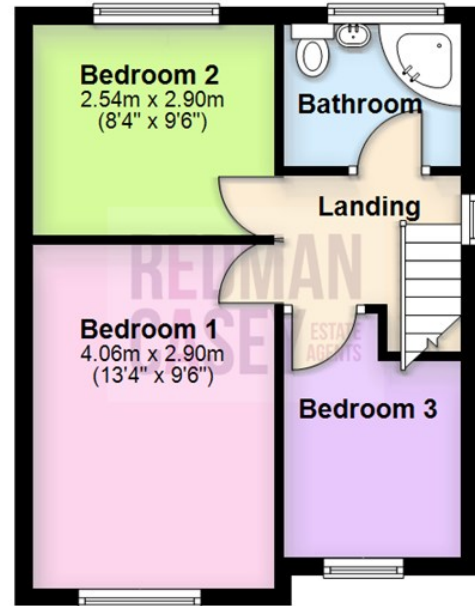
### Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	83
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

