

**6 Greenway, Horwich, Bolton, BL6 6RP**



## Offers In The Region Of £392,000

Tucked away on this private road this three bedroom detached bungalow offer excellent accommodation with potential for expansion / redevelopment. offering spacious accommodation with large open plan lounge diner, three double bedrooms, large wet room, kitchen utility and garage. sold with no chain and vacant possession. this is a once in a lifetime opportunity to buy as the property has been in the same family for 69 years. Viewing is essential to appreciate the potential on offer.

- 3 Bedroom Detached Bungalow
- Development Opportunity
- Kitchen and Shower Room
- Vacant Possession
- EPC Rating D
- Located on a Private Road
- Open Plan Lounge Diner
- No Chain
- Viewing Essential
- Council Tax Band E



Ideally located for access to Rivington moors and local amenities tucked away at the head of a private road this detached true bungalow has been in the same family for 69 years making this truly a once in a lifetime opportunity. Offering excellent accommodation which gives rise to the redevelopment / conversion to make a stunning family home. The property comprises :- Porch, hallway, shower room, dining area open plan to lounge, fitted kitchen, side porch, utility room and store room, integral garage, three double bedroom two with built in wardrobes and useful loft room / office from bedroom 1. Outside there are gardens to the front and rear along with driveway parking leading to the garage. Sold with no chain and vacant possession, viewing is highly recommended.

### **Porch**

Sealed unit double glazed window to front, ceramic tiled flooring, glazed entrance door, door to:

### **Entrance Hall**

Built-in double storage cupboard with fuse box and electricity meter, double radiator, double door, door to:

### **Shower Room**

Fitted with three piece modern white suite comprising double shower enclosure with wet wall cladding and wet room flooring to drain, inset wall mounted vanity unit with cupboards under and matching swan neck mixer tap, low-level WC and full height ceramic tiling to three walls, two heated towel rails, extractor fan, hardwood frosted double glazed window to front, built-in storage cupboard with shelving, pPVC panelled ceiling, door to:

### **Dining Area 10'4" x 8'9" (3.14m x 2.67m)**

Open plan to Lounge, double door to Rear Sun Porch, door to:

### **Lounge 6'7" x 13'5" (2.00m x 4.10m)**

Hardwood double glazed window to front, window to rear, coal effect gas fire set in timber and brick built surround, radiator, double radiator, coving to ceiling.

### **Rear Sun Porch**

Window to rear, window to side, quarry tiled flooring, glazed door to garden.

### **Kitchen 11'7" x 9'4" (3.52m x 2.84m)**

Fitted with a matching oak fronted base and eye level units with complementary worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in fridge and freezer, built-in eye level electric fan assisted double oven, four ring ceramic hob with extractor hood over, hardwood double glazed window to rear, door to:

### **Side Porch**

Window to side, radiator, quarry tiled flooring, door to:

### **Utility 5'5" x 9'2" (1.65m x 2.79m)**

Plumbing for washing machine, space for tumble dryer, hardwood window to rear, wall mounted gas combination boiler serving heating system and domestic hot water.

### **Garage**

Integral brick built single garage with power and light connected, window to side, Up and over door.

### **Store Room**

Double door to front, gas meter, door to:

### **Potting Shed**

Hardwood window to rear, hardwood window to side, door to:

### **Bedroom 1 10'11" x 15'3" (3.33m x 4.64m)**

Hardwood double glazed window to rear, two hardwood double glazed windows to side, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, fitted matching drawers, radiator, stairs to loft room / office.



**Bedroom 2 10'2" x 11'2" (3.11m x 3.40m)**

Hardwood double glazed window to side, fitted bedroom suite with a range of wardrobes comprising built-in single wardrobe(s) with shelving, overhead storage, cupboards and drawers, radiator.

**Bedroom 3 10'0" x 11'2" (3.05m x 3.40m)**

Hardwood double glazed window to side, radiator.

**Loft Room 21'9" x 6'7" (6.63m x 2.00m)**

Hardwood double glazed window to side, radiator, sloping ceiling, door to built-in storage cupboard.

**Outside**

Front garden, tarmac driveway to the front leading to garage with lawned area and mature flower and shrub borders, pathway leading to front entrance door, enclosed by hedge to front and sides.

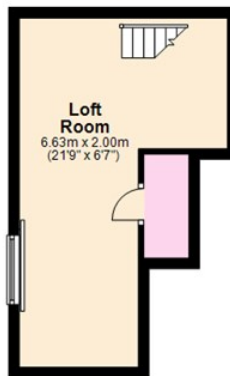
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides with raised lawned area and mature flower and shrub borders, paved pathway, concrete sun patio.



**Ground Floor**  
Approx. 169.8 sq. metres (1730.5 sq. feet)



**First Floor**  
Approx. 21.2 sq. metres (228.0 sq. feet)



Total area: approx. 182.0 sq. metres (1958.5 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>                            |                            | <b>75</b> |
| (55-68) <b>D</b>                            | <b>59</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<br>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<br>2002/91/EC |           |

