

22 Mendip Close, Horwich, Bolton, Greater Manchester, BL6 7NW



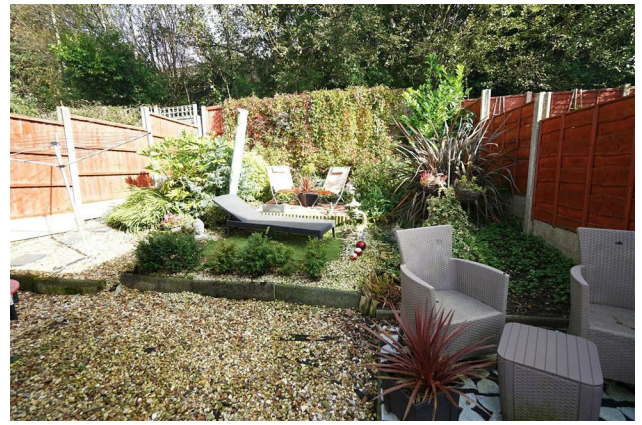
## Offers In The Region Of £210,000

A super semi detached residence in tucked away in a quiet cul-de-sac finished to a high specification with hall lounge, fitted dining kitchen, , 3 beds, modern white bathroom. Off road parking with drive to front and side leading to an enclosed rear garden with paved patio and gravel bedded section and raised flower bed. Benefitting from gas central heating and uPVC double glazing, Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Semi Detached
- Spacious Lounge
- Modern 3 Piece Bathroom
- Viewing Essential
- Council Tax Band B
- Cul De Sac Location
- Fitted Dining Kitchen
- Driveway & Gardens
- EPC Rating D



Positioned in a cul-de-sac location and set within easy reach to local amenities including local shops, and businesses, cafes, restaurants, pubs and wine bars, supermarkets all located in the village centre. The property comprises : hall, lounge, fitted dining kitchen and on the upper level, three bedrooms and a three piece modern bathroom. Externally garden area to the front with driveway to the front and side. To the rear patio areas & gravel bedded area with raised flower beds. The property benefits from having double glazed windows throughout and is gas centrally heated. An ideal purchase and offered in superb condition throughout in easy reach to Middlebrook retail park, motorway and local train station & regarded schooling from primary to secondary education. Internal inspection is highly recommended to fully appreciate the condition and specification throughout.



### Hall

Built-in double storage cupboard, laminate flooring, uPVC double glazed entrance door, double door, door to:

### Lounge 15'10" x 14'7" (4.83m x 4.44m)

UPVC double glazed bow window to front, coal effect gas fire with ornate timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, two radiators, laminate flooring, stairs to first floor landing, door to:



### Kitchen/Diner 8'3" x 14'7" (2.51m x 4.44m)

Fitted with a matching range of oak effect base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, gas point for cooker with extractor hood over, two uPVC double glazed windows to rear, built-in under-stairs storage cupboard, double radiator, vinyl flooring, double door, open plan.



### Landing

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

### Bedroom 1 13'7" x 8'4" (4.13m x 2.55m)

UPVC double glazed window to front, radiator.

### Bedroom 2 10'6" x 8'4" (3.21m x 2.55m)

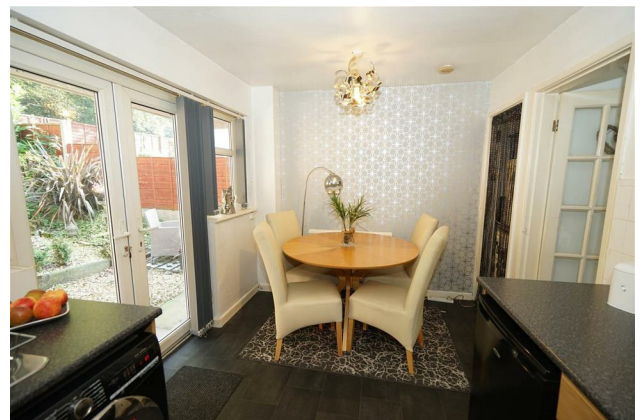
UPVC double glazed window to rear, radiator.

### Bedroom 3 6'8" x 5'11" (2.04m x 1.80m)

Built-in over-stairs storage cupboard, radiator, door to:

### Bathroom

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

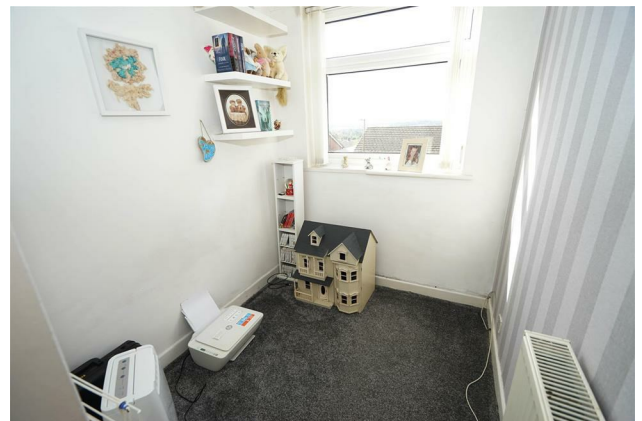


### Outside



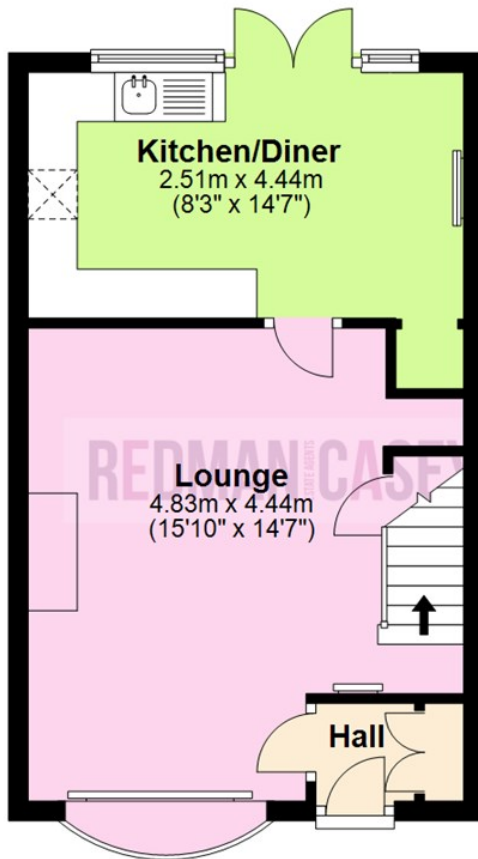
Open plan front garden with gravelled garden and mature flower and shrub borders, paved driveway to the front and side.

Rear garden enclosed by timber fencing to rear and sides, paved sun patio with gravelled area and mature flower and shrub borders.



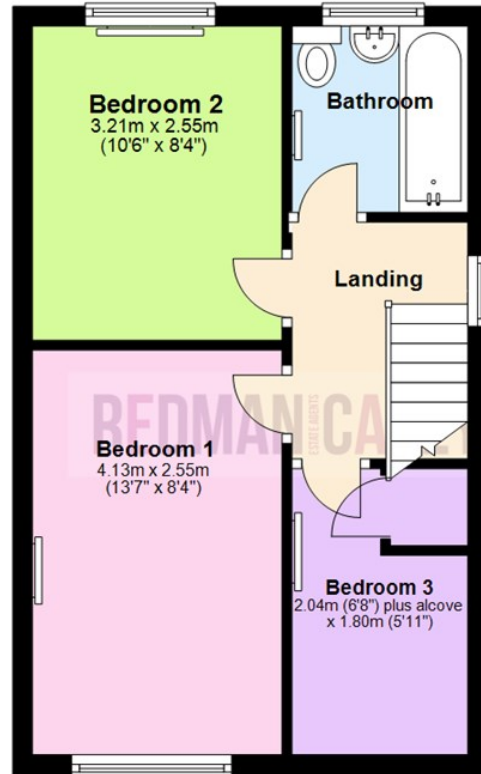
## Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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