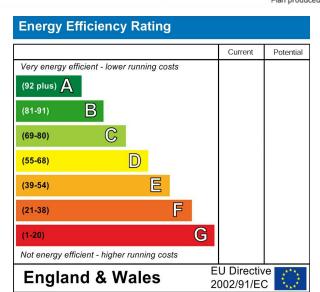
Conservatory 3.80m (12'5") max x 5.35m (17'7") Dining Area 2.91m x 2.75m (9'6" x 9') Lounge 3.97m x 3.68m (13' x 12'1") Entrance Hall Porch

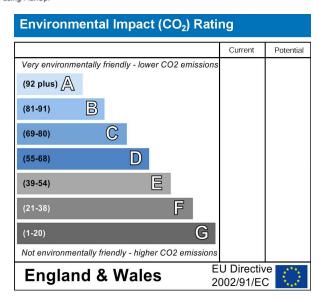
First Floor Approx. 39.7 sq. metres (427.5 sq. feet) Bedroom 2 3.51m x 2.76m (11'6" x 9') Bedroom 1 3.37m x 3.03m (11'1" x 9'11") Bedroom 3 2.47m x 2.56m (8'1" x 8'5")

Total area: approx. 99.1 sq. metres (1066.4 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.









24 Ashness Close, Horwich, Bolton, BL6 5RL

Superbly presented three bedroom semi detached situated in this highly sought after cul de sac location. Offering excellent accommodation throughout which has been updated and improved throughout. Spacious reception rooms with large conservatory. modern fitted kitchen and bathroom 3 generous bedrooms, gardens to front and rear along with off road parking for up to 3 vehicles. Boiler replaced end of 2024. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £260,000













Situated within easy access of Horwich Lounge town centre, local schools and transport 13'0" x 12'1" (3.97m x 3.68m) links for railway and motorway make UPVC double glazed window to front, glazed side door to garden. this a property not to be missed. coal effect gas fire set in feature marble Offering excellent accommodation effect surround, double radiator, coving which has been modernised and to ceiling, open plan to: improved throughout the property comprises: Porch, entrance hall, lounge open plan diner, large conservatory, modern fitted kitchen with built in appliances. To the first floor there are three generous bedrooms all with Conservatory fitted wardrobes and a superb bathroom 12'6" x 17'7" (3.80m x 5.35m) fitted with a modern three piece white Brick construction with uPVC double UPVC double glazed window to front, area. Offering views over star lodge from double radiators, double door, door to: cabinets, radiator, coving to ceiling. all bedrooms this property must be viewed to appreciate all that is on offer.

Porch

Frosted window, ceramic tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall

Built-in storage cupboard, radiator, ceramic tiled flooring, carpeted stairs to first floor landing, door to:

Dining Area

9'7" x 9'0" (2.91m x 2.75m)

Radiator, coving to ceiling, double door

9'7" x 9'4" (2.91m x 2.84m)

integrated fridge and freezer, plumbing ceiling. for dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with

extractor hood over, built-in microwave, ceramic tiled flooring, uPVC double

Landing

UPVC frosted double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, access to part boarded loft with light connected, door to:

Bedroom 1

11'1" x 9'11" (3.37m x 3.03m)

suite. Outside there are gardens to the glazed windows, double glazed roof and fitted bedroom suite with a range of front and rear along with off road parking power and light connected, four wardrobes comprising two fitted double for up to 3 vehicles to the front and side windows to side, three windows to rear, wardrobes with hanging rails, shelving where there is also a useful car port uPVC double glazed window to rear, two and drawers, fitted matching bedside

Bedroom 2

11'6" x 9'1" (3.51m x 2.76m)

Fitted with a matching range of modern UPVC double glazed window to rear, coloured base units with drawers, fitted bedroom suite with a range of cornice trims and contrasting worktops wardrobes comprising two built-in with matching splashbacks, glazed double wardrobes with hanging rails display unit, stainless steel sink unit and shelving, fitted matching bedside with single drainer and mixer tap, cabinet and drawers, radiator, coving to











Bedroom 3

8'1" x 8'5" (2.47m x 2.56m)

and drawers and built in bed with spotlights. storage under, radiator, coving to ceiling.

Bathroom

suite comprising deep panelled bath with shower over and folding glass

cupboards under and mixer tap, WC mature flower and shrub borders, UPVC double glazed window to front, with hidden cistern, full height tiling to concrete pathway leading to front fitted bedroom suite with a range of all walls, heated towel rail, extractor fan, entrance door. wardrobes comprising fitted double two uPVC frosted double glazed Rear garden, enclosed by timber wardrobe with hanging rail and windows to rear, ceramic tiled flooring, fencing to rear and sides, paved sun shelving, fitted matching dressing table Upvc panelled ceiling with recessed patio with lawned area, mature flower

Outside

Open plan front garden, concrete and Fitted with three piece modern white paved to the front and side with car parking space one car to the front and a carport to the side with parking space

screen and inset in vanity unit with for up to 2 cars, lawned area and

and shrub borders and raised rockery, garden shed, side gated access. Power