



6 Balmoral Close, Horwich, Bolton, Greater Manchester, BL6 6NU

Price £215,000

- 3 Bedrooms
- Fitted Kitchen/Diner
- Stunning Garden
- PVCu Double Glazing
- Conservatory
- Luxury Shower Room



Entrance Hall

Door to:

Bedroom 1 11'0" x 13'2" (3.35 x 4.01)

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling.

Bedroom 2 7'7" x 10'11" (2.31 x 3.33)

PVCu double glazed window to side, radiator.

Shower Room

Refitted with three piece modern white suite comprising tiled shower cubicle with electric shower over, inset wash hand basin vanity unit with drawers, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, PVCu frosted double glazed window to side, ceramic tiled flooring.

Bedroom 3 10'9" x 11'1" (3.28 x 3.38)

PVCu double glazed window to rear, radiator.

Lounge 12'0" x 16'0" (3.66 x 4.88)

PVCu double glazed window to front, coal effect gas fire with timber surround and marble effect inset and hearth, radiator, three wall lights, coving to ceiling.

Fitted Kitchen/Diner 12'0" x 12'0" (3.66 x 3.66)

Fitted with a matching range of oak fronted base and eye level units with drawers, cornice trims and contrasting worktop space over, glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, gas and electric points for cooker, PVCu double glazed window to rear, radiator, ceiling with recessed spotlights, PVCu double glazed door to conservatory.

Conservatory

Brick and PVCu construction doubleglazed glass roof with power and light connected, two windows to rear, double radiator, laminate flooring, PVCu double glazed french doors to garden, door to:

Garage

Up and over door.

Inner Hallway

Door to:

Outside

Open plan front garden, block paved driveway to the front and side leading to garage with lawned area and flower and



shrub borders beds. Enclosed by timber fencing to rear and sides, large paved sun patio with steps up to lawned area and mature flower and shrub borders beds, gated access.



