



18 Melbourne Grove, Horwich, Bolton, Greater Manchester, BL6 5LZ

Price £122,995

- 3 Bedrooms
- PVCu Double Glazing
- Detached Garage
- 2 Receptions
- Fitted Kitchen
- Three Piece Bathroom



Porch

Vinyl flooring, door to:

Entrance Hall

Radiator, coving to ceiling, stairs, door to:

Lounge 10'11" x 12'3" (3.32 x 3.73)

PVCu double glazed bay window to front, living flame effect gas fire set in chimney breast, radiator, coving to ceiling.

Dining Room 11'3" x 14'3" (3.42 x 4.35)

PVCu double glazed window to rear, door to built-in under-stairs storage cupboard.

Fitted Kitchen 8'5" x 11'4" (2.56 x 3.45)

Fitted with a matching range of base and eye level units with drawers and contrasting worktop space over, glazed display units, 1½ bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed window to side, double radiator, part glazed door to rear.

Landing

Built-in over-stairs storage cupboard, coving to ceiling, access to part boarded loft with pull down ladder.

Bedroom 1 14'0" x 12'3" (4.27 x 3.73)

PVCu double glazed window to front, fitted matching bedside cabinets and drawers, fitted with a range of wardrobes four fitted double wardrobes with hanging rails, shelving, overhead storage and drawers, dado rail, coving to ceiling, four double doors.

Bedroom 2 8'11" x 14'5" (2.72 x 4.39)

PVCu double glazed window to rear, Storage cupboard, radiator, coving to ceiling.

Bedroom 3 8'5" x 5'1" (2.57 x 1.55)

PVCu double glazed window to rear, built-in overhead storage cupboards.

Bathroom

Refitted with three piece suite comprising panelled bath with shower over and with glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, PVCu frosted double glazed window to side, radiator, vinyl flooring.

Outside

Frontage, enclosed by dwarf brick wall and fencing to front and sides with paved path leading to front entrance door



and shrub borders. Rear Courtyard - enclosed by brick wall to rear and sides, concrete hard standing, gated access, detached single garage to rear for storage.



