

2 Broadway, Horwich, Bolton, Lancashire, BL6 6BY



£295,000

Detached bungalow, this three bedroom bungalow is situated on a corner plot in the popular residential location of Stocks Park. This spacious bungalow benefits from double glazing, gas central heating, garage and driveway with mature gardens. Close to all local amenities, shops and schools. Viewing recommended.

- Detached Bungalow
- Garage
- Gas Central Heating
- Summer Room
- 3 Bedroom
- Gardens
- Double Glazed



Three bedroom detached bungalow, situated in the popular residential location of Stocks Park close to all local amenities, shops, and schools. The property comprises, entrance porch, hallway, lounge, kitchen diner, summer room, three bedrooms, bathroom, separate WC. Bedroom three currently used as a sitting room. Detached garage and driveway, gardens to three sides, patio. The property also benefits from double glazing, gas central heating. This property is on a corner plot so offers spacious outside space with room to extend with the correct planning permission in place. Viewing recommended.

Entrance Vestibule

UPVC frosted double glazed window to front, hardwood glazed door to:

Hallway

Hardwood glazed window to front, radiator, door to:

Lounge 11'4" x 17'0" (3.46m x 5.19m)

UPVC double glazed window to front, uPVC double glazed window to side, coal effect electric fire set in built surround.

Summer Room

UPVC double glazed multi-paned window to side, double radiator, uPVC double glazed sliding entrance door to rear, door to:

Kitchen/Diner 10'0" x 15'10" (3.06m x 4.83m)

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, gas and electric points for cooker, hardwood double glazed window to rear, two uPVC double glazed windows to side, double radiator, door to:

Bedroom 1 11'4" x 11'11" (3.46m x 3.64m)

UPVC double glazed window to side, uPVC double glazed window to front, radiator.

Bedroom 2 10'0" x 10'2" (3.06m x 3.10m)

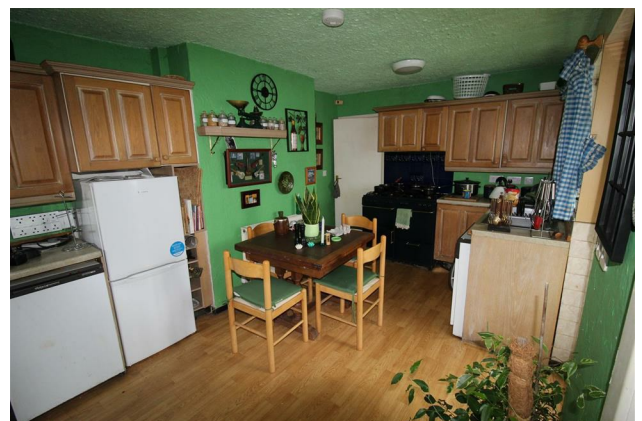
UPVC double glazed window to rear, radiator.

WC

UPVC double glazed window to rear, low-level WC, tiled splashback, door to:

Bathroom

Two piece suite comprising deep panelled bath and vanity wash hand basin with storage under and tiled splashback, tiled splashbacks, uPVC frosted double glazed window to rear.



Bedroom 3 10'0" x 10'1" (3.05m x 3.07m)

UPVC double glazed window to rear, radiator, hardwood double sliding door, door to:

Garage

Up and over door.

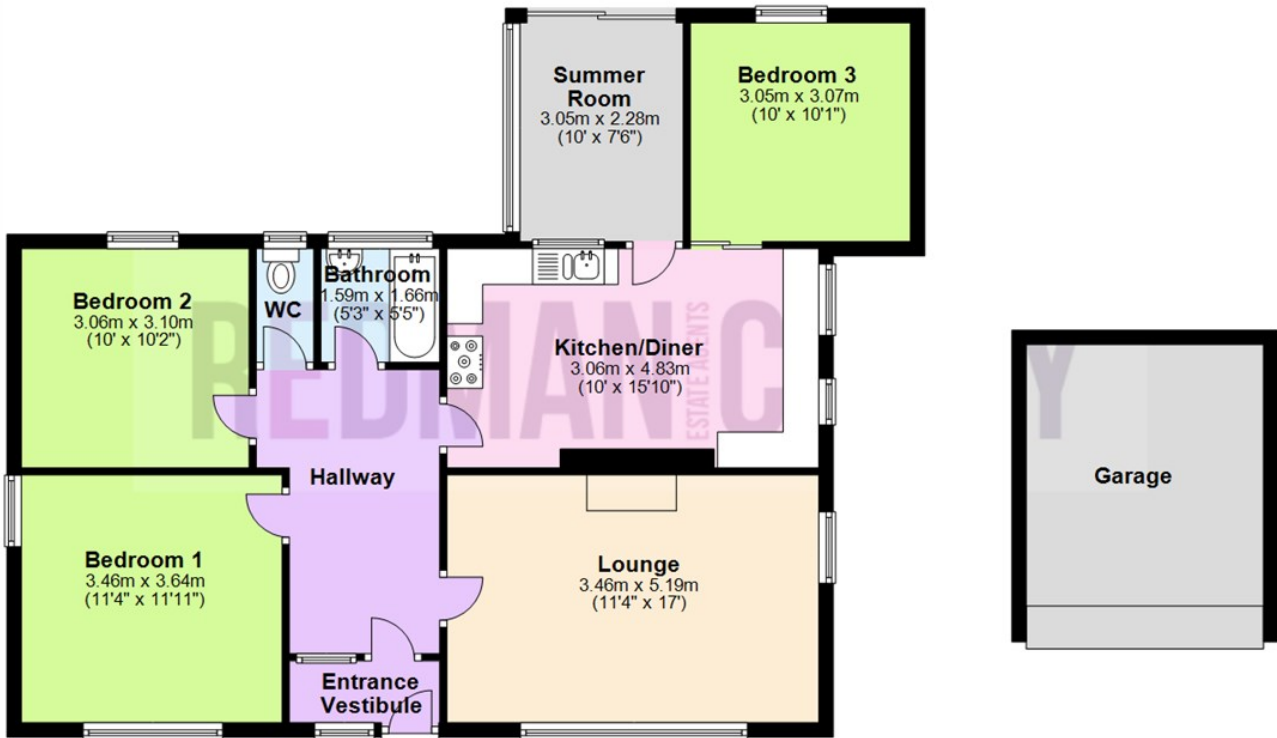
Outside Space

Gardens to front rear and side enclosed by mature hedging. Mature flower beds, lawn area, patio seating area laid to paving and green green house.



Ground Floor

Approx. 102.5 sq. metres (1103.3 sq. feet)



Total area: approx. 102.5 sq. metres (1103.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

