

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



Offers In The Region Of £175,000

Situated on a quiet cul-de-sac off Pennine Road is this modern three-bedroom town house which is very well presented throughout. The property has undergone some recent refurbishment which includes decoration and new carpets. It comprises of entrance hallway, lounge, dining kitchen, there are three good sized bedrooms and three piece family bathroom. Outside there are pleasant gardens to the front and rear, separate parking area to the rear of number 2 is also included. Sold with no chain and vacant possession. Viewing Essential.

- Mid Town House
- Fitted Dining Kitchen
- Ideal for a growing family
- Council Tax B
- Garage to Rear
- Three Generous Bedrooms
- Close to Rivington
- EPC Rating - C



Well presented three bedroom mid town house, having been decorated and re-carpeted this will make a fantastic family home or great buy to let. The property is ideally located for access to local amenities, Horwich own centre and multiple schools along with Rivington countryside. Sold with no onward chain and vacant possession the property comprises : Porch, lounge, fitted dining kitchen with a range of modern cream gloss units and built in appliances, three bedrooms and bathroom fitted with a modern three piece suite. Outside there are gardens to the front and rear and off garage parking in a allocated area to the rear of number 2. Viewing is essential to appreciate all that is on offer.

Porch

UPVC double glazed entrance door, door to:

Lounge 13'0" x 14'10" (3.96m x 4.52m)

UPVC double leaded bay window to front, living flame effect electric fire with timber surround, built-in under-stairs cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

Kitchen/Diner 8'1" x 14'10" (2.47m x 4.52m)

Fitted with a matching range of modern white base and eye level units with contrasting wood effect round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed leaded windows to rear, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, uPVC double glazed door to garden, door.

Landing

Door to:

Bedroom 1 13'5" x 8'6" (4.09m x 2.59m)

UPVC double glazed leaded window to front, radiator.

Bedroom 2 10'9" x 8'4" (3.27m x 2.53m)

UPVC double glazed leaded window to rear, radiator, door to:

Bedroom 3 6'6" x 6'2" (1.99m x 1.89m)

UPVC double glazed leaded window to front, built-in over-stairs storage cupboard, radiator, door to:

Bathroom

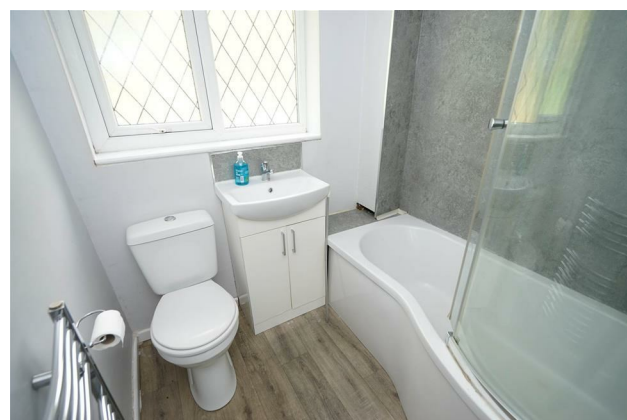
Fitted with three piece modern white suite with p shaped panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height panelling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed leaded window to rear.

Outside



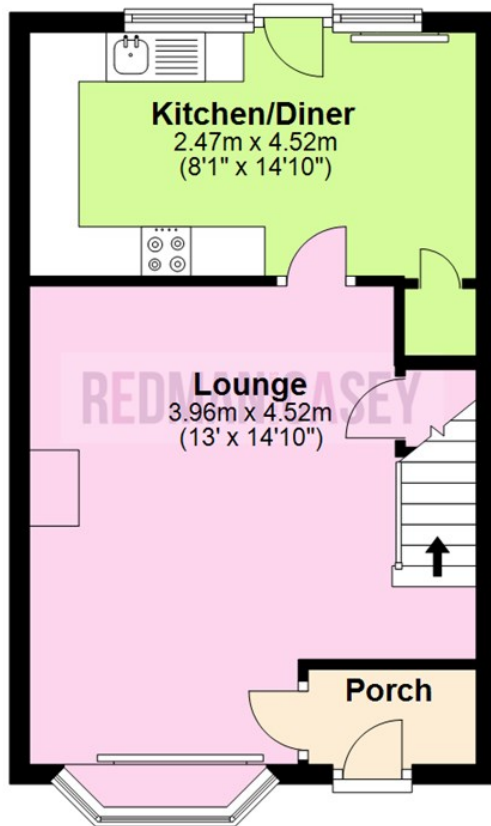
Open plan front garden with gravelled area and paved pathway leading to front entrance door.

Rear garden, enclosed by timber fencing to rear and sides, paved sun patio timber, decking and area with shrub borders, paved pathway rear pedestrian gate to footpath leading to garage in parking area to the rear of number 2 .



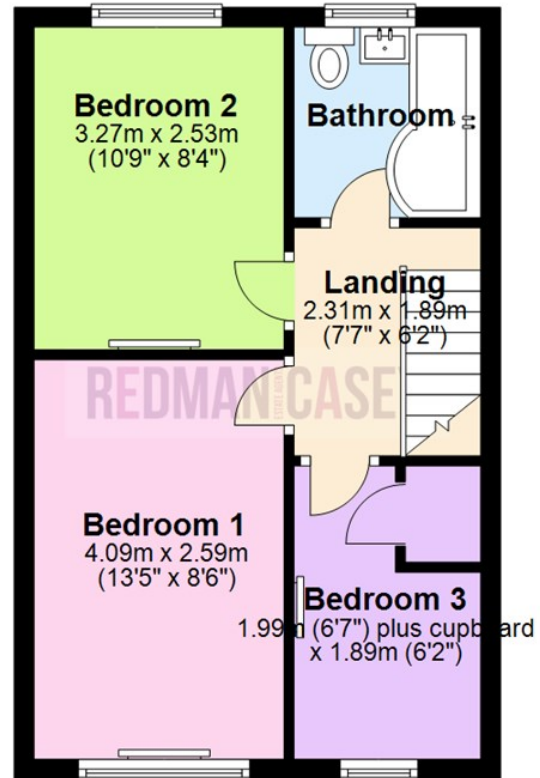
Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 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.

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		
	69	87
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	

