

**3 Melbourne Close, Horwich, Bolton, BL6 6DL**



## **Offers Around £250,000**

Well presented two bedroom semi detached bungalow with off road parking, garage, and gardens to front and rear. Located in a quiet residential location close to local shops and all local amenities. This bungalow benefits from double glazing, gas central heating, off road parking, garage and gardens to front and rear.

Viewing is highly recommended to appreciate the condition, location and all this property has to offer.

- Bungalow
- Two Bedroom
- Gardens Front And Rear Patio Seating Area
- Off Road Parking
- Council Tax Band C
- Semi Detached
- Well Presented
- Garage
- Double Glazed & Gas Central Heating
- Awaiting EPC





Two bedroom semi detached bungalow. This well presented bungalow is located in a popular quiet residential location. Very close to local shops all local amenities and transport links. Benefiting from double glazing, gas central heating, gardens front and rear off road parking and single garage. The property comprises :- Entrance porch, lounge diner, kitchen, two bedrooms and a bathroom. To the outside there is a front garden, driveway leading to a garage, and a rear garden with patio area. Viewing is highly recommended to appreciate the condition, location and all that this property has to offer.

### Inner Hallway

UPVC frosted double glazed window to front, radiator, composite entrance door to front:

### Boiler

### Lounge 16'9" x 11'5" (5.11m x 3.48m)

UPVC double glazed window to front, double radiator:

### Kitchen 9'8" x 8'9" (2.94m x 2.67m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and tiled worktop space, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator, composite double glazed frosted entrance door to si:

### Bedroom 1 12'4" x 11'5" (3.76m x 3.48m)

UPVC double glazed window to rear, radiator.

### Bedroom 2 9'2" x 8'9" (2.79m x 2.67m)

UPVC double glazed window to rear, radiator, uPVC double glazed entrance double door to rear,:

### Bathroom

Three piece suite comprising deep panelled bath, wash hand basin with electric shower over and folding glass screen and low-level WC, ceramic and full height tiling to all walls, mirrored cabinet, uPVC frosted double glazed window to side, radiator.

### Garage

Detached brick built single garage with power and light connected, metal up and over door.

### Outside Front

Lawn with mature flower beds and mature planting driveway leading to garage.

### Outside Rear

Enclosed rear garden with patio seating area, lawn with mature planting and shrubs.







## Ground Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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