



Total area: approx. 136.0 sq. metres (1464.3 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.



**3 Manor Road, Horwich, Bolton, Lancashire, BL6 6AR**

Well presented and extended detached property situated on this highly popular road, offering excellent family accommodation with large reception rooms and 3 generous double bedrooms (could be made into 4) Kitchen and utility plus garage. Good sized gardens and off road parking. Viewing essential, sold with no chain and vacant possession.

**Offers In The Region Of £400,000**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





Deceptively spacious and extended detached property situated on this highly sought after road, offering excellent accommodation throughout. The property has been in the same hands for over 20 years and makes a fantastic and flexible family home. Comprising :- Entrance hall with 'Karndean' flooring, wc, spacious lounge overlooking rear garden open plan to sitting room. extensive kitchen with built in and integrated appliances, utility room. To the first floor there are 3 large double bedrooms the largest having the option to split to make into two bedrooms, separate wc, large bathroom and spacious landing. Outside there are open plan gardens to the front and driveway parking leading to a single garage and open plan veranda. To the rear is a private garden with paved sun patio and lawned area edged by well stocked flower and shrub borders. Viewing is essential to appreciate all that is on offer. The property is sold with no chain and vacant possession.

**Entrance Hall**  
UPVC frosted double glazed leaded window to front with coloured glass, radiator, karndean flooring, two wall lights, coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, double door to Lounge, door to:

**WC**  
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC and half height ceramic tiling to dado rail to all walls, karndean flooring.

**Lounge**  
16'8" x 12'6" (5.08m x 3.81m)  
UPVC double glazed bay window to side, coal effect gas fire with ornate marble surround, double radiator, three wall lights, coving to ceiling, double glazed patio door to garden, open plan to:

**Sitting / Dining Room**  
13'0" x 12'6" (3.96m x 3.81m)  
UPVC double glazed window to front, double radiator, two wall lights, coving to ceiling.

**Kitchen Diner**  
11'7" x 15'3" (3.52m x 4.65m)  
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and slimline dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, vinyl flooring, space for dining table, door to:

**Utility**  
9'9" x 5'5" (2.97m x 1.64m)  
Base and eye level cupboards with worktop space, space for fridge and freezer, vinyl flooring, wall mounted gas combination serving heating system and domestic hot water, uPVC double glazed entrance door, uPVC double glazed door to garden, door to:

**Landing**  
UPVC double glazed dormer window to front, door to:

**Bedroom 1**  
10'3" x 15'4" (3.12m x 4.67m)  
UPVC double glazed window to rear with views of rear garden and open countryside, uPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, fitted matching dressing table, bedside cabinet and drawers, radiator, coving to ceiling.

**Bedroom 2**  
13'5" x 12'6" (4.10m x 3.80m)  
UPVC double glazed window to rear with views of rear garden and open countryside, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching bedside cabinets and drawers, radiator, coving to ceiling.



**Bedroom 3**  
11'4" x 12'6" (3.46m x 3.80m)  
UPVC double glazed dormer window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, radiator.

**WC**  
UPVC frosted double glazed window to side, fitted with low-level WC, ceramic tiled flooring.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with mixer

tap, wall mounted wash hand basin in vanity unit with cupboards under, drawers, mixer tap, mirror and shaver point and light and double shower enclosure with Mira electric shower over, full height ceramic tiling to all walls, uPVC frosted double glazed window to front, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

**Outside**  
Open plan front garden with lawned area, paved pathway leading to front entrance door and mature flower and shrub borders, block paved driveway to the front leading to garage. Private rear garden, enclosed by

timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, side gated access, timber garden shed, outside cold water tap.

**Garage**  
Brick built single garage with power and light connected, water tap, window to side, remote-controlled roller door.

**Open Veranda**  
Covered hardstanding area leading to utility entrance door