

11 Medway Drive, Horwich, Bolton, Lancashire, BL6 6BZ



**£265,000**

Well presented and improved semi detached property that has undergone a comprehensive update over the last two years to include but not limited to re wire, new boiler, new kitchen and bathroom , re-plaster throughout decor and flooring. The property was formerly a three bedroom but the current owners have integrated bedroom 3 into bedroom 1 to make an impressive master bedroom with views over Rivington Pike. Only with internal inspection can you realise the space and condition on offer

- Well Presented Semi Detached
- Spacious Reception Room
- Conservatory
- Viewing Essential
- Formerly 3 bedrooms now 2
- Large Kitchen Diner
- Potential for Expansion
- EPC Rating TBC



Situated on this highly desirable estate this impressive semi detached property has undergone a comprehensive update over the last 2 years, ideally located for access to local amenities, shops schools and Rivington country park the property offers flexible accommodation which comprises :- Porch, cloakroom wc, entrance hall with useful storage cupboard, lounge, fitted kitchen with built in and integrated appliances, open plan to dining area, conservatory. To the first floor there is a large master bedroom ( formerly two beds knocked into one) and a generous second double room, large shower room fitted with a three piece modern white suite, Outside there are open plan gardens to the front with lawned area and concrete imprinted driveway with parking for 2 cars leading to a large garage with potential to expand over to create further bedrooms if required. To the rear is a private garden with lawned area and paved sun patio. Viewing is essential to appreciate all that is on offer with this superb property.

### **Porch**

UPVC double glazed entrance door, door to:

### **WC**

Frosted double glazed window to front, fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and low-level WC, laminate flooring.

### **Entrance Hall**

Built-in under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

### **Lounge 16'5" x 11'2" (5.01m x 3.40m)**

UPVC double glazed window to front, gas fireplace with flagged hearth, stove with glass door in chimney, radiator, laminate flooring, coving to ceiling with recessed spotlights.

### **Kitchen/Diner 10'8" x 21'0" (3.24m x 6.40m)**

Fitted with a matching range of base and eye level units with contrasting wood effect worktop space, china sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, space for microwave, window to rear, radiator, laminate flooring, double door to:

### **Conservatory**

Half brick construction with polycarbonate roof and power and light connected, two windows to rear, two windows to side, double radiator, double door, door to:

### **Landing**

Door to:

### **Bedroom 1 20'2" x 11'2" (6.14m x 3.40m)**

UPVC double glazed window to rear, uPVC double glazed window to front with panoramic views of Rivington Pike, two radiators, ceiling with recessed spotlights.

### **Bedroom 2 10'8" x 9'5" (3.25m x 2.86m)**

UPVC double glazed window to rear, radiator, ceiling with recessed spotlights.

### **Bathroom**

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback, double shower enclosure with power shower and glass screen and low-level WC, half height ceramic tiling to three walls, heated towel rail, two uPVC frosted double glazed windows to front, ceramic tiled flooring, ceiling with recessed spotlights.

### **Outside**

Open plan front garden with lawned area and mature flower and shrub borders, concrete and pattern driveway to the front leading to garage and with car parking space for two cars. Private rear garden, enclosed by mature hedge to rear and sides, paved sun patio, side gated access with lawned area and paved pathway.

### **Garage**

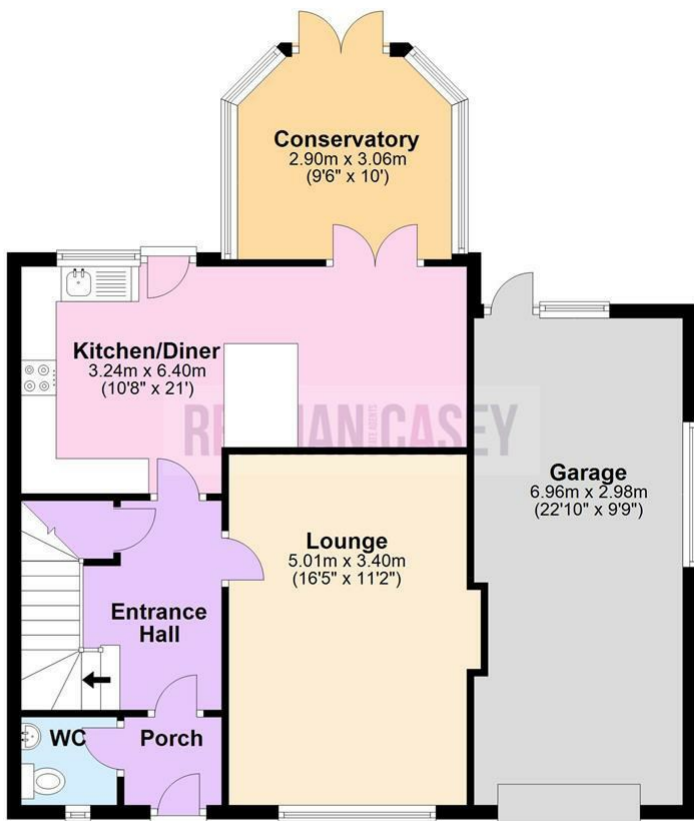


Attached garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, window to side, window to rear, Up and over door, door.



### Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



### First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 96.8 sq. metres (1042.0 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		
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

