



Total area: approx. 117.9 sq. metres (1268.6 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.



66 Hazel Pear Close, Horwich, Bolton, BL6 5GS

Deceptively spacious property situated on this popular residential estate. Offering fantastic accommodation over three floors, the property offers flexible accommodation with three bedrooms three bathrooms / shower rooms, spacious lounge and modern fitted kitchen. Outside there are gardens and driveway parking for 2 cars leading to a single garage.

Offers In The Region Of £190,000

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	78	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Located on this highly popular residential estate, this superb modern town house property offers fantastic flexible accommodation over three floors. The property comprises Entrance hall, bedroom three, shower room and utility room. To the first floor there is a spacious lounge and modern fitted dining kitchen. To the second floor there are two double bedrooms with en suite bathroom to master and en suite shower room to second bedroom. Outside there are enclosed gardens to the rear with paved patio and lawned area to the front there is a double length tarmac driveway with parking for two cars and access to the garage. Early viewing is recommended to appreciate

Entrance Hall
Double radiator, vinyl flooring, stairs to first floor landing, double glazed entrance door, door to Storage cupboard, built-in airing cupboard housing, factory lagged hot water cylinder, door to Storage cupboard, built-in storage cupboard.

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Utility
8'11" x 5'7" (2.72m x 1.69m)
Fitted with a matching range of deep blue base and eye level units with contrasting worktop space, plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring, wall mounted gas boiler serving heating system and domestic hot water, double glazed door to garden, door to:

Bedroom 3
8'11" x 8'8" (2.72m x 2.64m)
UPVC double glazed window to rear, radiator, vinyl flooring.

Garage
Attached single garage with power and light connected, up and over door.

Landing
Carpeted stairs to second floor landing, door to:

Lounge
13'11" x 14'5" (4.23m x 4.40m)
UPVC double glazed window to front with views of open countryside, uPVC double glazed window to front, living flame effect electric fire with timber surround and marble effect inset and hearth, two double radiators.

Kitchen/Diner
8'10" x 14'8" (2.70m x 4.47m)
Fitted with a matching range of modern cream base and eye level with drawers and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, laminate flooring.

Landing
Door to:

Bedroom 2
9'6" x 14'8" (2.90m x 4.47m)
Two uPVC double glazed windows to rear, radiator, door to:



En-suite Shower Room
Fitted with three piece modern cream and white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, mixer tap, tiled splashback and shaver point, low-level WC and extractor fan, radiator, vinyl flooring.

Bedroom 1
13'11" x 14'8" (4.23m x 4.47m)
UPVC double glazed window to front with views of open countryside, uPVC

double glazed window to front, double radiator, door to:

En-suite Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, vinyl flooring.

Outside

Front, extensive tarmac driveway to the front leading to garage and with car parking space for two cars electric vehicle charging point. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, rear gated access.