

19 Springburn Close, Horwich, Bolton, BL6 6SR



## Offers In The Region Of £200,000

Superbly presented three bedroom semi detached property, situated on this highly sought after development. The property is ideally located for access to local amenities, Middlebrook retail park and transport infrastructure for motorway and railway links to Manchester, Preston and beyond. Lounge dining room open to plan to fitted kitchen, three bedrooms and bathroom. Gardens and parking for 2 cars. Viewing essential to appreciate all that is on offer.

- Three Bedrooms
- Corner Plot
- Viewing Essential
- Fitted Kitchen
- Ideally Located
- EPC Rating C



Ideally located for access to local amenities, Middlebrook retail park and transport links. The property is well presented throughout and comprises :- Porch, lounge, dining room open plan to fitted kitchen. To the first floor there are three bedrooms, master with fitted wardrobes and a family bathroom fitted with a three piece white suite. Outside there are gardens to the front and side with driveway parking for two cars. The property benefits from gas central heating and double glazing and the garden has a southerly aspect. Viewing is highly advised to appreciate all that is on offer.

### **Porch**

UPVC double glazed window to side, radiator, laminate flooring, double glazed entrance door, door to:

### **Lounge 14'2" x 13'3" (4.33m x 4.04m)**

UPVC double glazed bay window to front, two uPVC double glazed windows to side, coal effect gas fire with marble surround, built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, door to:

### **Dining Room 7'5" x 10'4" (2.25m x 3.14m)**

Bay window to front, double radiator, laminate flooring, uPVC double glazed french doors to garden, open plan to:

### **Kitchen 6'6" x 10'4" (1.98m x 3.14m)**

Fitted with a matching range of beech effect base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, laminate flooring.

### **Landing**

Door to:

### **Bedroom 1 8'3" x 13'10" (2.51m x 4.21m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

### **Bedroom 2 8'2" x 9'9" (2.49m x 2.97m)**

Window to front, radiator.

### **Bedroom 3 5'8" x 10'4" (1.73m x 3.15m)**

UPVC double glazed window to side, built-in over-stairs storage cupboard, radiator, laminate flooring, door to:



## Bathroom

Fitted with three piece modern white suite comprising deep panelled p shaped bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height mosaic tiling to all walls, uPVC frosted double glazed window to side, radiator, vinyl flooring, ceiling with recessed spotlights.

## Outside

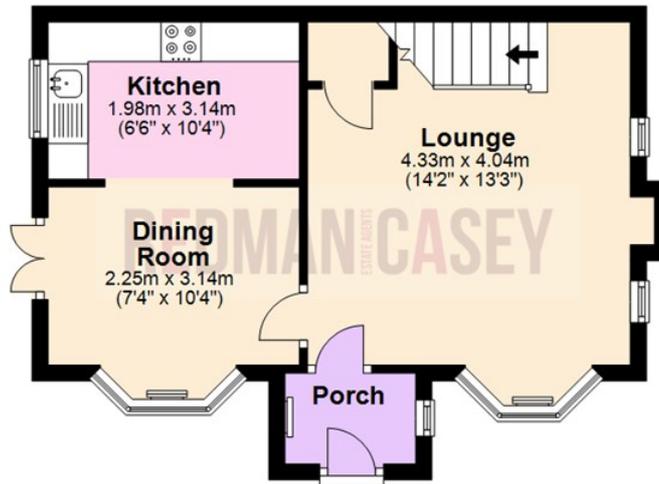
Open plan front garden, steps leading to front entrance door with mature flower and shrub borders, tarmac driveway to the side with car parking space for two cars.

Side garden enclosed by timber fencing to front, rear and side, large raised sun patio with lawned area, paved pathway and gravelled shrub borders, gated access, to side of, driveway, outside cold water tap, timber garden shed.



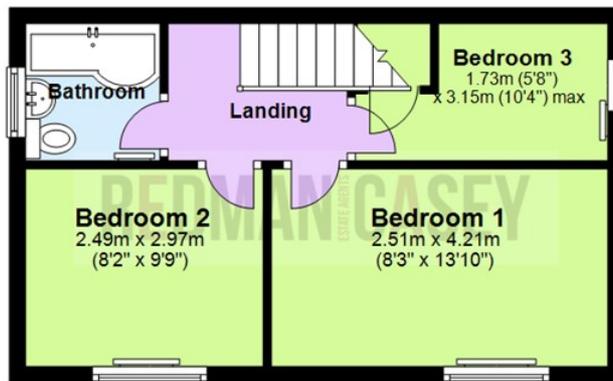
### Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



### First Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



Total area: approx. 65.4 sq. metres (704.2 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		
	73	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

