

**13 Medway Close, Horwich, Bolton, BL6 6DA**



## **Offers Around £305,000**

Two bedroom extended bungalow, located in a quiet and very popular residential location at the head of a cul-de-sac. This well presented semi detached bungalow has been fully modernised with the benefit of being close to local shops all amenities and easy access to Rivington. To the outside there is off road parking, gardens to front and rear with patio dining area and garden shed. This property is highly recommended for viewing to appreciate the condition. location and all that is on offer with this home.

- Semi Detached
- Extended
- Freehold
- Council Tax Band C
- Off Road Parking
- Bungalow
- Two Bedroom
- EPC Rating C
- Gardens Front And Rear
- Immaculate Condition.



Two bedroom extended semi detached bungalow, located in a quiet cull-de sac in a very popular residential location. Close to local amenities, shops, transport links and easy access to Rivington Country Park. This spacious bungalow comprises:- Entrance hall, lounge, extended kitchen diner and garden room, utility room, two bedrooms the master having a en-suite plus a family bathroom. Benefitting from double glazing, gas central heating, gardens front and rear with added benefit of off road parking. In excellent condition viewing is highly recommended to appreciate the location and condition of this modernised home.

### Hallway

Two uPVC frosted double glazed windows to front, radiator, electric radiator, uPVC double frosted entrance door to front, door to Storage cupboard.

### Lounge 16'10" x 11'3" (5.13m x 3.44m)

UPVC double glazed window to front, fireplace, double radiator.

### Kitchen/Dining Room/Garden Room 19'5" x 17'5" (5.92m x 5.30m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring electric ceramic hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to rear, three column radiators, uPVC double glazed entrance double door to side:

### Utility Room 9'9" x 5'6" (2.96m x 1.68m)

Fitted with a matching range of base and eye level units and cupboards, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side.

### Bedroom 1 6'7" x 9'7" (2.00m x 2.91m)

UPVC double glazed window to front, double radiator:

### En-suite

Three piece suite comprising vanity wash hand basin vanity unit with cupboard under, mixer tap, full height ceramic tiling to all walls and mirror, shower enclosure with glass screen and low-level WC, heated towel rail.

### Bedroom 2 9'4" x 12'4" (2.84m x 3.75m)

UPVC double glazed window to side, radiator.



### **Bathroom**

Three suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, tiled splashbacks, window to side with uPVC frosted double glazed window to side, heated towel rail.

### **Outside Front**

Garden fronted with driveway for off road parking

Storage cupboard.

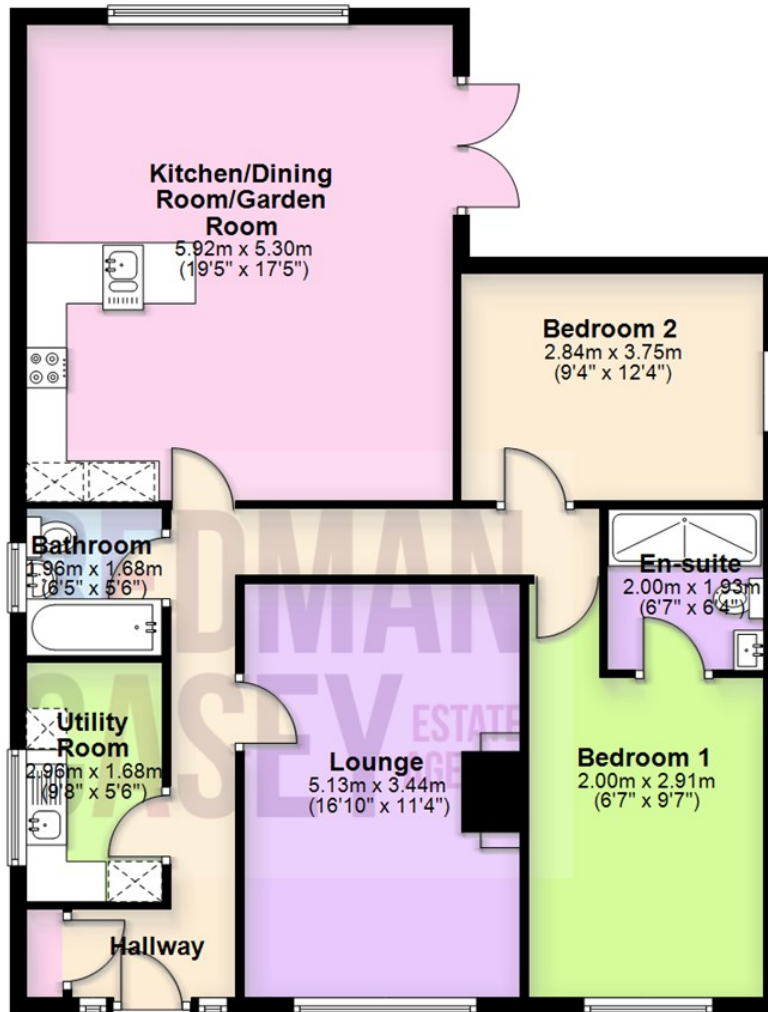
### **Outside Rear**

Enclosed private rear garden with flower beds, patio seating and dining area, wooden garden shed.



## Ground Floor

Approx. 98.9 sq. metres (1064.8 sq. feet)



Total area: approx. 98.9 sq. metres (1064.8 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 |                                                                                                             |           |
|                                             | 71                                                                                                          | 86        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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

|                                                     | Current                                                                                                       | Potential |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |                                                                                                               |           |
|                                                     |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

