



Total area: approx. 79.4 sq. metres (854.2 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.



98 Claypool Road, Horwich, Bolton, Lancashire, BL6 6JP

Well presented two double bedroom, two reception room, semi detached true bungalow. Offering excellent accommodation with spacious kitchen, lounge, dining room and conservatory stunning front and rear gardens, viewing is by appointment only and the property is available with no chain and vacant possession. Ideally located for access to local amenities and transport links viewing is essential to appreciate all that is on offer.

Offers In The Region Of £240,000

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 81 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 62 | |
| England & Wales | EU Directive 2002/91/EC |

| 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 |





Ideally located for access to local amenities and transport links this semi detached extended true bungalow offers excellent accommodation which comprises :- Kitchen with built in appliances, hallway, lounge, shower room fitted with a three piece suite, dining room two double bedrooms one with built in wardrobes and conservatory overlooking rear garden. Outside there is a well stocked front garden with extensive block paved driveway with parking for 3 vehicles and a private rear garden with lawn and patio area well stocked beds and borders, timber shed and greenhouse. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

Kitchen
12'2" x 8'10" (3.72m x 2.68m)
Fitted with a matching range of base and eye level units with

contrasting worktop space, leaded glazed display unit, corner display shelves, plumbing for, space for fridge and freezer, electric point for cooker with pull out extractor hood over, uPVC double glazed window to side, double radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed entrance door, door to:

Hallway
Open plan to Dining Room, door to:

Lounge
16'2" x 11'3" (4.93m x 3.42m)
UPVC double glazed window to front, coal effect gas fire with ornate surround and marble effect inset and hearth, radiator, decorative coving to ceiling with ceiling rose.

Shower Room
Fitted with three modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side.

Dining Room
9'7" x 9'0" (2.92m x 2.74m)
UPVC double glazed window to side, decorative coving to ceiling, archway to:

Hall
Decorative coving to ceiling, door to:

Bedroom 1
13'0" x 11'5" (3.96m x 3.48m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with



hanging rails and shelving, fitted matching cupboards, bedside cabinets and drawers, radiator, coving to ceiling.

Conservatory
Half brick construction with uPVC double glazed windows and polycarbonate roof, uPVC double glazed window to rear, uPVC double glazed window to side, laminate flooring, uPVC double glazed door to garden, door to:

Bedroom 2
10'2" x 14'4" (3.11m x 4.36m)
UPVC double glazed window to rear, uPVC double glazed window to side, two radiators, decorative coving to ceiling.

Outside
Front garden, block paved driveway to the front and side with car parking space for three cars with lawned area and well

stocked mature flower and shrub borders, brick paved pathway leading to front entrance door and side gate. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and well stocked mature flower and shrub borders with floral bed, aluminium greenhouse, timber garden shed, power socket and security lighting.