



4 Portland Place, Horwich, Bolton, Greater Manchester, BL6 6BF

**Price £204,995**

- 3 Bedrooms
- PVCu Double Glazing
- Conservatory
- Detached Garage
- 2 Receptions
- Fitted Kitchen
- Enclosed Gardens
- Superb Views



### Entrance Hall

PVCu double glazed window to front, radiator, laminate flooring, coving to textured ceiling, stairs, door to Storage cupboard.

### Dining Room 8'8" x 9'9" (2.64 x 2.96)

PVCu double glazed window to front, dado rail, decorative coving to textured ceiling, open plan to:

### Fitted Kitchen 8'11" x 8'10" (2.71 x 2.69)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, laminate flooring.

### Cloakroom

PVCu frosted double glazed window to side, two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator.

### Lounge 11'0" x 15'0" (3.36 x 4.56)

PVCu frosted double glazed window to side, coal effect gas fire fireplace with modern surround, radiator, coving to textured ceiling, double glazed patio door to:

### Conservatory

Half brick and PVCu double glazed construction with PVCu double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to rear, three windows to side, laminate flooring.

### Landing

PVCu frosted double glazed arched window to rear.

### Master Bedroom 11'2" x 10'10" (3.41 x 3.29)

PVCu double glazed window to rear, fitted matching cupboards with drawers, two fitted double wardrobes with hanging rails and shelving, fitted double wardrobe(s) with hanging rails and shelving, radiator, two sliding doors, door to:

### Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to two walls, PVCu frosted double glazed window to side, built-in storage cupboard with shelving, single radiator, door to:

### Bedroom 2 10'8" x 9'9" (3.25 x 2.97)

PVCu double glazed window to front, radiator.



### Shower Room

Three piece suite comprising:- low level w.c, pedestal wash hand basin, shower cubicle with power shower over, radiator frosted double glazed window to side.

### Bedroom 3 6'9" x 9'6" (2.06 x 2.9)

PVCu double glazed window to side, radiator.

### Outside

Front and side garden, paved paths, tarmac driveway to the front leading to garage with lawned gravelled area and flower and shrub borders beds, enclosed by fencing and mature hedge to front and sides. Fully enclosed by brick wall and timber fencing to rear and sides, paved patio, timber decking area with lawn and flower and shrub borders beds.



