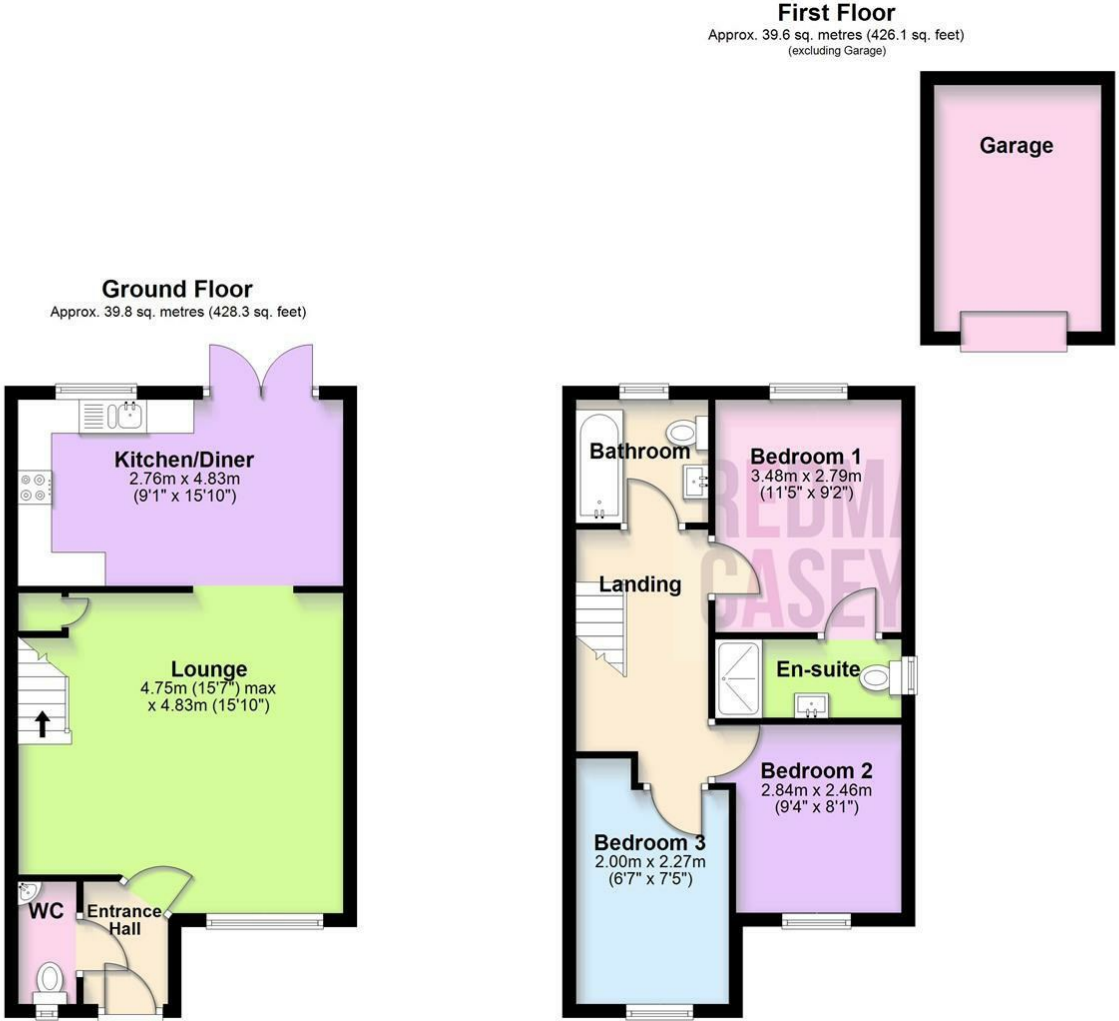




Total area: approx. 79.4 sq. metres (854.4 sq. feet)



| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |           |

**73 Locomotive Way, Horwich, BL6 5XG**

Stunning modern 3 bedroom semi detached property built by Morris Homes in 2025 and benefitting from the remainder of the NHBC warranty, this is a highly sought after example 'The Didsbury' offering excellent accommodation with spacious and light rooms throughout, quality fixtures and fittings, garage driveway and gardens. Viewing is essential to appreciate the space and condition on offer.

**Offers In The Region Of £295,000**





Situated on Rivington Park this superb 3 bedroom semi detached built by Morros Homes in 2025 offers fantastic accommodation throughout and comprises - Hallway, cloakroom wc. Spacious lounge, modern fitted kitchen with a range of modern base and wall units in mushroom with built in appliances, to the first floor there are three generous bedrooms the master having en suite shower room and built in wardrobes t master and bedroom 3, family bathroom fitted with a luxury three piece suite. Outside to the front and side there is a small garden area and extensive driveway leading to a single brick built garage with power and light connected. Rear garden offers a private space with paved patio and lawned area. Ideally located for access to local amenities, schools and Transport links for M61 and the railway station at Blackrod is within waking distance. Viewing is essential to appreciate.

**Entrance Hall**  
Radiator, double glazed composite entrance door, door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

**Lounge**  
15'7" x 15'10" (4.75m x 4.83m)  
UPVC double glazed window to front, built-in under-stairs storage cupboard, radiator, double radiator, carpeted stairs to first floor landing, open plan, door to:

**Kitchen/Diner**  
9'1" x 15'10" (2.76m x 4.83m)  
Fitted with a matching range o f modern base and eye level units in a mushroom court with underlighting, drawers a n d complementary worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with matching splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring

gas hob with extractor hood, uPVC double glazed window to rear, double radiator, vinyl flooring, double door.

**Landing**  
Radiator, access to loft, door to:

**Bedroom 1**  
11'5" x 9'2" (3.48m x 2.79m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double with hanging rails and shelving, radiator, door to:

**En-suite**  
Fitted with three piece modern white suite with comprising, pedestal wash hand basin, tiled double enclosure and low-level WC, half height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, radiator, vinyl flooring.

**Bedroom 2**  
9'4" x 8'1" (2.84m x 2.46m)  
UPVC double glazed window to front, radiator.



**Bedroom 3**  
9'8" x 7'5" (2.95m x 2.27m)  
UPVC double glazed arched window to front, built-in double wardrobe(s) with sliding door, radiator.

**Bathroom**  
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three

walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

**Garage**  
Brick built single garage with power and light connected, Up and over door.

**Outside**  
Front garden, tarmac driveway to the side leading to garage and with car parking space for two cars with grassed area and paved pathway

leading to front entrance door, enclosed by dwarf brick wall and fencing to front.  
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, side gated access.