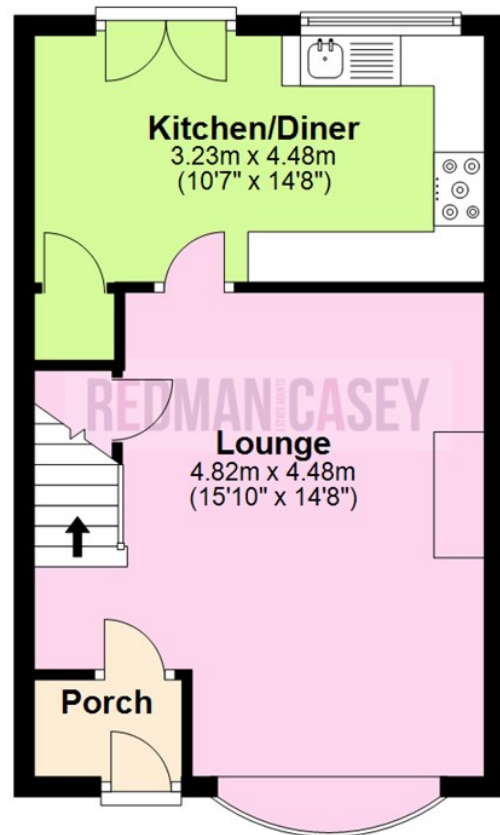


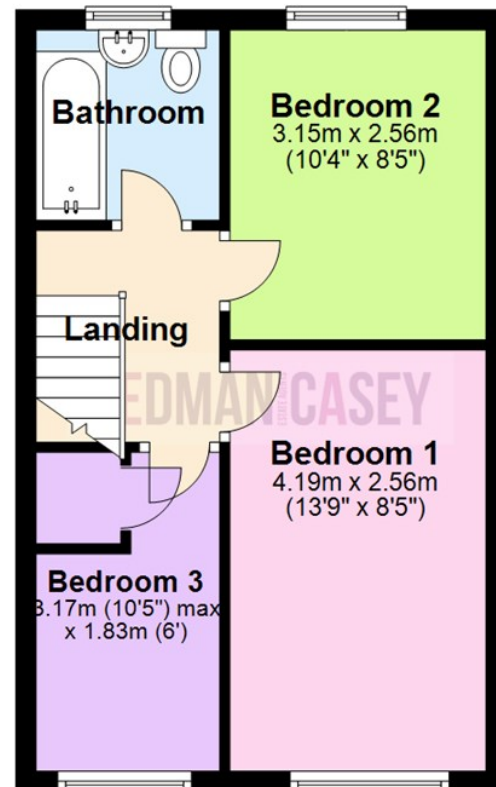
## Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 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) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



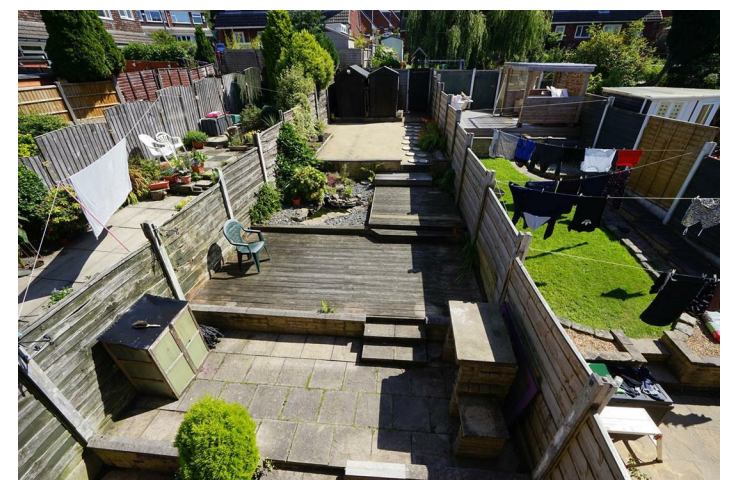
## 5 Chiltern Close, Horwich, Bolton, Lancashire, BL6 7NN

Well presented three bedroom town house, Situated in a superb residential location close to Rivington Moors, local schools, shops and all local amenities. This property benefits from gardens front and rear, gas central heating, double glazing and a dedicated parking bay. Offered for sale with vacant possession and no onward chain viewing is recommended on this property.

**Offers In The Region Of £185,000**







Well presented three bedroom town house in the superb location near to Rivington Moors. This property is located in a cul-de-sac close to local schools, shops and all amenities. The property comprises :- entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms two of which are doubles and a family bathroom. There are gardens to the front and rear along with a dedicated parking space. to the rear side of the properties Benefitting from double glazing and gas central heating this property is offered with vacant possession and no onward chain viewing is definitely recommended.

**Porch**  
Laminate flooring, uPVC entrance door, door to:

**Lounge**  
15'10" x 14'8" (4.82m x 4.48m)  
UPVC double glazed bow window to front, fireplace, built-in under-stairs storage cupboard, double radiator, laminate flooring, coving to ceiling, stairs, door to:

**Kitchen/Diner**  
10'7" x 14'8" (3.23m x 4.48m)  
Oak fronted base and eye level units, sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, five ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, door, uPVC double glazed french doors to garden.

**Landing**  
Door to:

**Bedroom 1**  
13'9" x 8'5" (4.19m x 2.56m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, overhead storage, cupboards and drawers, fitted matching dressing table and bedside cabinets, radiator, laminate flooring, coving to ceiling.

**Bedroom 2**  
10'4" x 8'5" (3.15m x 2.56m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboard and drawers, radiator.

**Bedroom 3**  
10'5" x 6'0" (3.17m x 1.83m)  
UPVC double glazed window to front, fitted bedroom suite with a



range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving, overhead storage, cupboard and drawers, built-in over-stairs storage cupboard, radiator, door to:

**Bathroom**  
Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand

basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, tiled flooring.

**Outside**  
Open plan front garden, dwarf brick wall to front with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door.

Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio timber, decking and area, timber garden shed, summerhouse, rear gated access, ornamental sunken pond, ornamental flower and shrub borders.