

16 Cotswold Drive, Horwich, Bolton, Lancashire, BL6 7DE



## Offers In The Region Of £219,995

Charming and well presented three bedroom semi detached property. Located in a quiet residential location on the very edge of Rivington Country Park offering a lifestyle of semi rural for those who like outdoor spaces and walking/ cycling in a stunning setting, whilst being close to local schools and amenities. This three bedroom semi benefits from double glazing, gas central heating, block paved driveway, and enclosed rear garden with patio seating area. Viewing is essential to appreciate all this property has to offer and the location.

- Semi Detached
- Enclosed Garden To Rear
- Freehold
- EPC E
- Quiet Location.
- Three Bedroom
- Block Paved Driveway
- Council Tax Band B
- Situated On The Edge Of Rivington.





Three bedroom semi detached property. This well presented charming home is located in a quiet location on the very edge of Rivington Country Park. The property comprises Entrance porch, lounge, kitchen Diner. To the upstairs there are three bedrooms and a family bathroom. The outside has a driveway and to the rear there is a fully enclosed rear garden. Benefitting from double glazing, gas central heating, off road parking, garden with patio seating and dining area. The location of this property will allow a semi rural lifestyle for those who enjoy walking or cycling in a stunning location whilst being close to local schools and all amenities. Viewing is essential to appreciate the location and all this property has to offer.

### Porch

Entrance door, Storage cupboard, :

### Lounge 15'6" x 14'6" (4.72m x 4.43m)

UPVC double glazed bay window to front, uPVC double glazed window to side, log effect electric fire set in feature surround, double radiator, stairs, :

### Kitchen/Diner 8'2" x 14'6" (2.48m x 4.43m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in fridge/freezer, plumbing for automatic washing machine, built-in eye level electric fan assisted oven, built-in ceramic hob with extractor hood over, two uPVC double glazed windows to rear, window to rear, double radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.

### Bedroom 1 14'2" x 8'4" (4.32m x 2.55m)

UPVC double glazed window to front, Storage, fitted with a range of wardrobes with hanging rail, overhead storage and drawers, radiator, two double doors, :

### Bedroom 2 9'10" x 8'4" (3.00m x 2.55m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 10'3" x 5'10" (3.13m x 1.78m)

UPVC double window to front, radiator, door to Storage cupboard:

### Bathroom

Three piece suite comprising deep panelled bath with shower with over, mixer tap and folding glass screen, wash hand basin with storage under, mixer tap and full height ceramic tiling to all walls and close coupled WC, uPVC frosted double glazed window to rear, heated towel rail.

### Landing

UPVC double glazed window to side,:

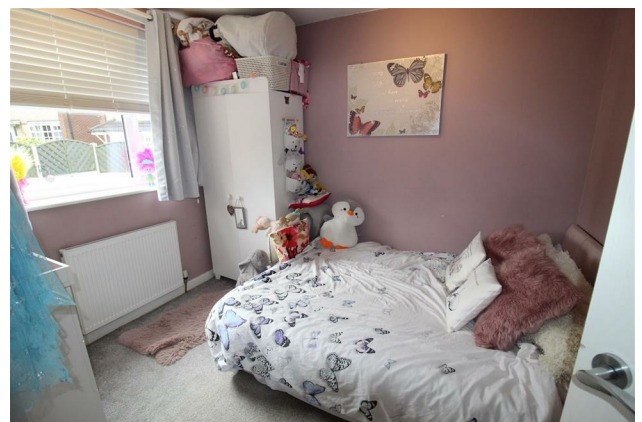


### Outside Front

, Decorative block paved driveway for two cars..

### Outside Rear

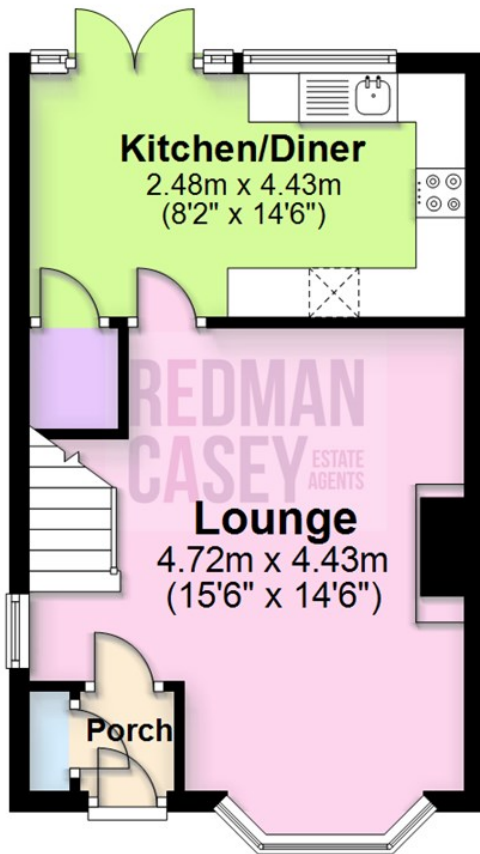
Enclosed rear garden space with patio seating area, and raised garden area with patio dining area, outside lighting with hot and cold water outside.





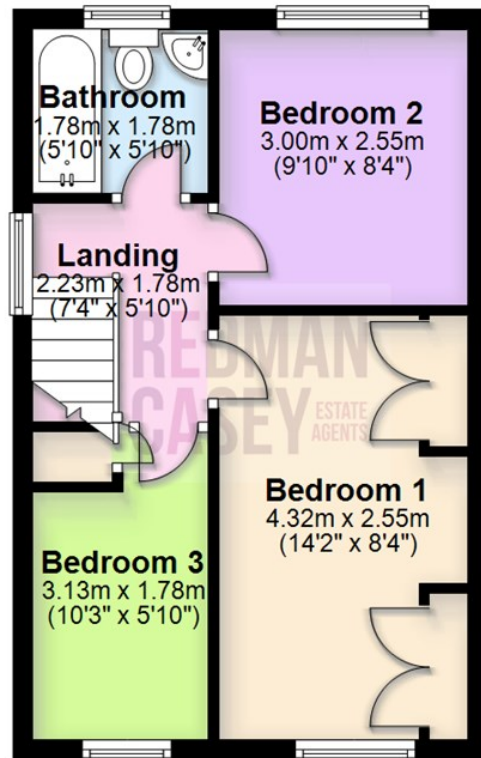
## Ground Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



## First Floor


Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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) <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 2002/91/EC 