

35 Mallard Drive, Horwich, Bolton, BL6 5RN



£165,000

Charming two bedroom town house in a quiet residential location, close to local shops, schools, local amenities, railway station and Rivington Country Park. Benefiting from gas central heating double glazing, conservatory, and private rear garden this property offers spacious living accommodation in a great location. Sold with vacant possession and no onward chain viewing highly recommended.

- Two Bedroom
- Vacant Possession
- Private Garden To Rear
- EPC Rating C
- Town House
- No Chain
- Council Tax Band B



Charming two bedroom town house situated in a quiet residential location, close to local schools, shops, local amenities, Railway station and Rivington Country Park. The property comprises:- Lounge, kitchen diner, conservatory, to the first floor there are two bedrooms and a family bathroom. To the outside there is an enclosed rear garden with patio seating area. The property benefits from gas central heating, double glazing and is sold with vacant possession and no onward chain. This property offers a spacious living area in a great location viewing is highly recommended to appreciate all that is on offer.



Lounge 15'10" x 12'3" (4.83m x 3.74m)

UPVC double glazed window to front, fitted electric fire set in feature wooden Victorian style surround, double radiator, stairs, door to:

Kitchen/Diner 8'10" x 12'3" (2.68m x 3.74m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate sink with stainless steel mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance double door to rear.



Conservatory

Two uPVC double glazed windows to side, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance double door to rear.

Bedroom 1 8'10" x 12'3" (2.68m x 3.74m)

UPVC double glazed window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, radiator,.

Bedroom 2 7'5" x 12'3" (2.26m x 3.74m)

UPVC double glazed window to front, Storage cupboard, fitted wardrobe(s) with hanging rail, shelving and overhead storage, radiator:



Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic and tiling to all walls, heated towel rail, door to Storage cupboard.

Rear Garden

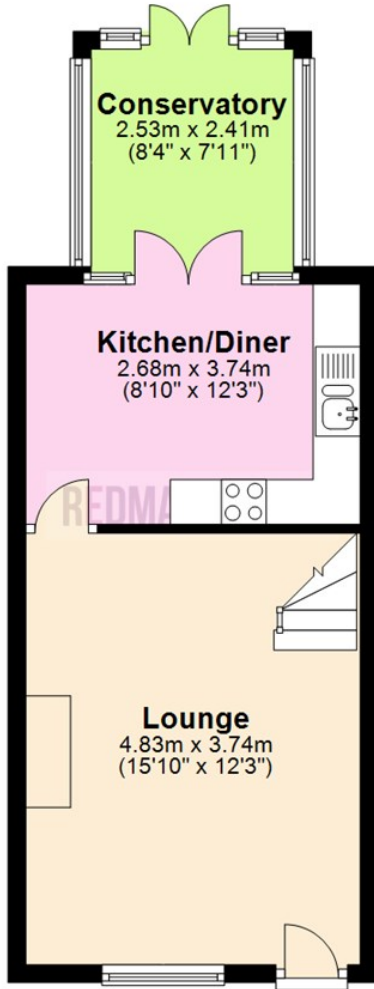
Enclosed rear garden with patio seating area lawn and mature planting.





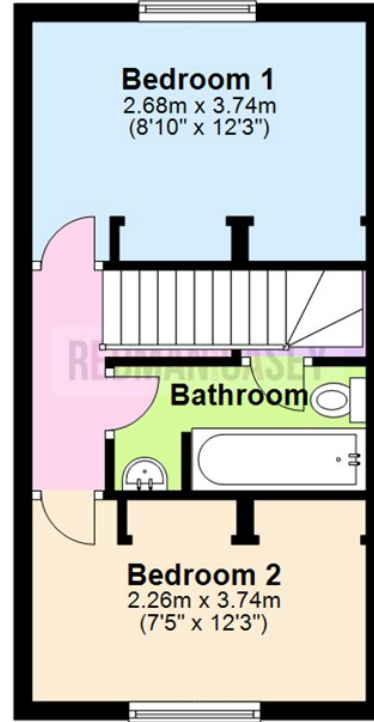
Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 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		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

