

597 Chorley New Road, Horwich, Bolton, BL6 6LA



## Offers Around £220,000

Three bedroom fully modernised terrace property located in a residential location. Close to local shops, primary and secondary schools, and major road and rail links. This full modernised home benefits from double glazing, gas central heating, utility room, and storage area. Sold with vacant possession and no onward chain viewing highly recommended to appreciate the location, condition, and room sizes.

- Fully Modernised
- Terrace Property
- Vacant Possession
- Gas Central Heating
- Council Tax Band B
- Three Bedroom
- No Chain
- Two Bathrooms
- Utility Room
- EPC Rating D



Spacious three bedroom terraced property, newly refurbished and modernised to a very high standard. Located in a popular residential location. Close to local shops, secondary and primary schools and major road and rail links. The property comprises:- Porch, hallway, lounge, kitchen, dining room, utility, storage and bathroom. To the first floor there are three bedrooms and a family bathroom. Garden fronted with enclosed yard to rear. Benefitting from double glazing, gas central heating and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location the condition, space and all that is on offer.

### Inner Porch

UPVC entrance door to front, door:

### Hall

Double radiator, stairs,

### Lounge 13'1" x 11'10" (3.99m x 3.60m)

UPVC double glazed bay window to front, double radiator:

### Hallway

Door to Storage cupboard,

### Kitchen 13'0" x 8'7" (3.96m x 2.62m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl polycarbonate sink with single drainer and mixer tap, built-in fridge, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator.

### Storage Cupboard

Storage cupboard.

### Bathroom

Three piece suite comprising vanity wash hand basin with storage under and mixer tap, shower cubicle with glass screen and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

### Dining Room 9'0" x 9'1" (2.75m x 2.76m)

UPVC double glazed window to side, double radiator:

### Utility 5'1" x 4'6" (1.54m x 1.36m)

Plumbing for automatic washing machine, uPVC double glazed frosted entrance door to side:

### Storage

Double radiator.

### Landing

Double radiator, :



**Bedroom 1 13'1" x 15'6" (4.00m x 4.72m)**

Two uPVC double glazed windows to front, double radiator,  
:

**Bedroom 2 13'0" x 10'6" (3.96m x 3.21m)**

UPVC double glazed window to rear, double radiator.

**Bedroom 3 6'10" x 9'5" (2.08m x 2.87m)**

UPVC double glazed window to side, double radiator,:

**Bathroom**

Three piece suite comprising deep panelled bath with mixer tap, vanity wash hand basin with base cupboard and mixer tap, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

**Outside Front**

Garden fronted laid to decorative stone.

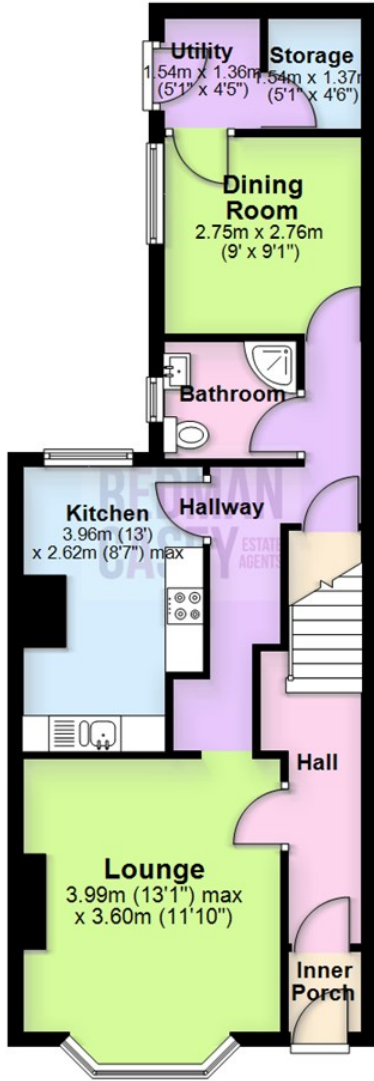
**Outside Rear**

Enclosed rear yard with room for patio area.



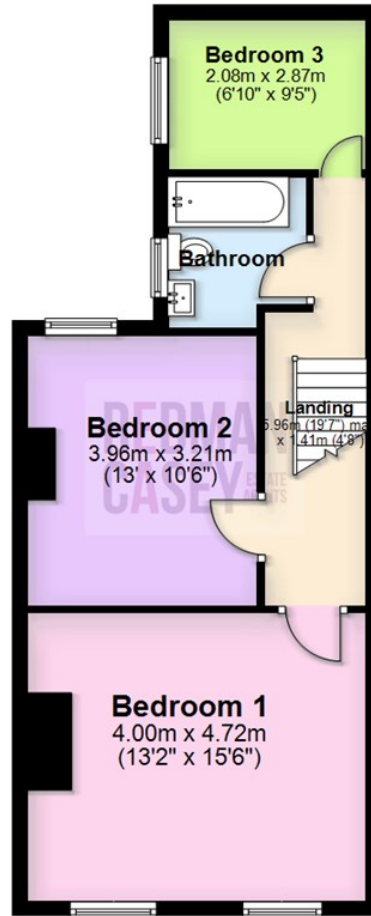
### Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



### First Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.4 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) <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>82</b>
	<b>63</b>	
<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	

