

5 Moreton Close, Horwich, Bolton, BL6 6GL



## Offers Over £230,000

Three bedroom semi detached sold with vacant possession and no onward chain. Located in a popular residential location close to local primary and secondary schools, local amenities and transport links. Benefiting from double glazing, gas central heating, off road parking with enclosed garden and patio area to the rear. Positioned in a quiet Cul-De-Sac viewing is recommended to appreciate all that is on offer.

- Vacant Possession
- Off Road Parking
- Gas Central Heating
- EPC Rating B
- No Chain
- Three Bedroom
- Garden To Rear With Patio Seating Area
- Double Glazing
- Council Tax Band B



Three bedroom semi detached property located in a quiet Cul-De-Sac in a very popular residential location. Close to local primary and secondary schools, local shops and all amenities including good road and rail links. This home benefits from double glazing, gas central heating, off road parking, enclosed garden to the rear with patio seating area. The property comprises:- Entrance porch, WC, lounge, kitchen diner, to the first floor there are three bedrooms with the master having an En-Suite and a family bathroom. The property is to be sold with no chain and vacant possession, Viewing recommended to appreciate the location and all that is on offer.

### **Porch**

Radiator, door :

### **WC**

UPVC frosted double glazed window to front, radiator.

### **Lounge 14'5" x 14'11" (4.39m x 4.55m)**

UPVC double glazed window to front, two double radiators, stairs, open plan to Kitchen/Diner, door to Storage cupboard.

### **Kitchen/Diner 9'3" x 14'11" (2.83m x 4.55m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, stairs, uPVC double glazed double door to rear.

Storage cupboard.

### **Bedroom 1 8'9" x 14'11" (2.66m x 4.55m)**

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

### **En-suite**

Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure with glass screen and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to front, radiator.

### **Bedroom 2 9'3" x 8'0" (2.83m x 2.45m)**

UPVC double glazed window to rear, fitted range of wardrobes with hanging rail, overhead storage and drawers, radiator,;

### **Bedroom 3 6'8" x 6'7" (2.04m x 2.00m)**

UPVC double glazed window to rear, radiator.



### **Bathroom**

Four piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure with glass screen and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator.

### **Landing**

Radiator, stairs, door to Storage cupboard, door to:

Storage cupboard.

### **Outside Front**

Small garden area with mature shrubs, driveway.

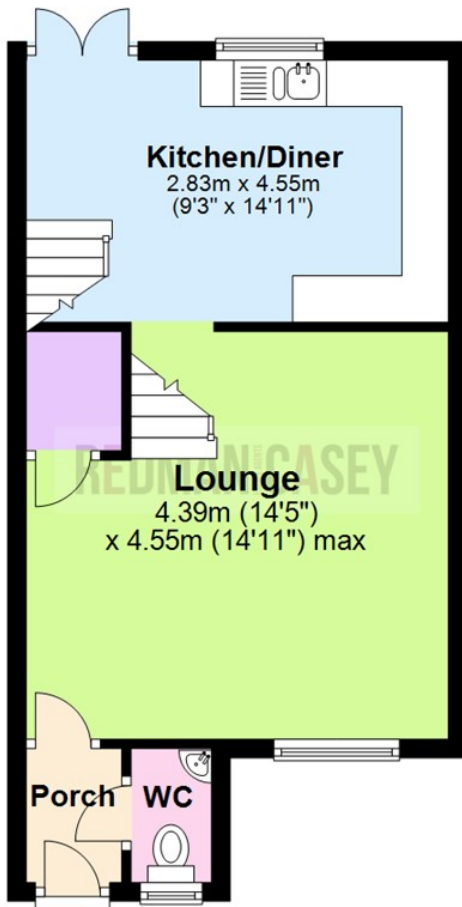
### **Outside Rear**

Enclosed rear garden with patio seating area and garden laid to lawn.



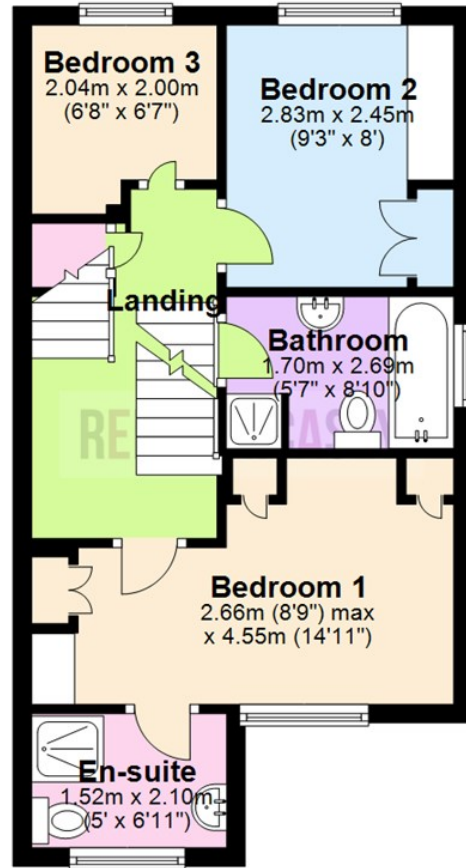
### Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 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>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 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	

