

26 Melbourne Grove, Horwich, Bolton, Lancashire, BL6 5LZ



## Offers In The Region Of £120,000

A spacious 3 bed bay fronted terraced home with no chain with hall, lounge, dining room, kitchen and accessed via the rear yard there is a utility & W.C. and garage/workshop style area. The property has three bedrooms and a shower room accessed off a landing. Early viewing is essential to fully appreciate

- 3 Bedrooms
- Garage
- Close To Amenities
- No Chain
- Utility
- Lounge & Dining Room





Positioned on Melbourne Grove, Horwich situated close to Horwich leisure centre, cafes, restaurants, bars, shops, regarded schooling and is also within reach to Middlebrook retail park, local train station, bus routes and motorway routes. The property also has the benefit of being offered with no onward chain and comprises entrance hall, lounge, dining room, kitchen. On the upper level there are three bedrooms and a shower room. Further features include gas central heating and double glazed windows. The property also has a utility & W.C. accessed from the rear yard. Furthermore there is also (located via exiting the rear gate across the back street) a garage with inspection pit and workshop styled area. The property is in need of modernisation however would suit those wanting to put their own stamp on a home.

### Inner Porch

Door to Hall

### Hall

Door leads to dining room, stairs rise to upper level, wall mounted radiator.

### Lounge 12'2" x 10'10" (3.70m x 3.30m)

Bay fronted lounge accessed via sliding doors from dining room with power points, wall mounted radiator, feature fireplace with gas fire, double glazed bay window to front aspect.

### Dining Room 14'2" x 10'10" (4.33m x 3.30m)

Accessed via the hall to dining room with double glazed window to rear, power points, feature fireplace with gas fire, wall mounted radiator, door to kitchen

### Kitchen 11'8" x 8'8" (3.56m x 2.65m)

Accessed via the dining room to kitchen with door to under stairs storage and comprising a range of wall and base units with work surfaces, single drainer sink, power points, double glazed window to side, door to side.

### Utility 5'10" x 8'8" (1.78m x 2.65m)

Accessed from outside in the rear yard a utility with base units, single drainer sink, wall mounted gas fired central heating boiler, door to W.C., window.

### WC

Accessed via door from utility with low level W.C.

### Landing

Stairs rise to first floor landing, doors lead to further accommodation.



**Bedroom 1 12'5" x 13'2" (3.78m x 4.02m)**

Good sized double room with a range of fitted wardrobes providing storage and hanging space, double glazed window to front elevation, wall mounted radiator, power points.

**Bedroom 2 14'4" x 9'0" (4.38m x 2.75m)**

Accessed off the landing to bedroom two with double glazed window to rear, power points, wall mounted radiator.

**Bedroom 3 5'3" x 8'8" (1.61m x 2.65m)**

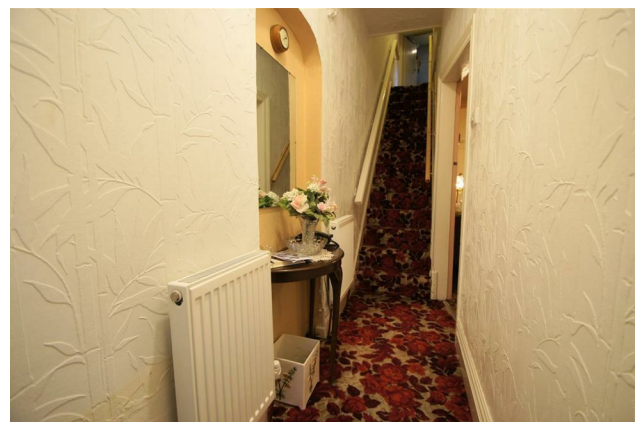
To the rear aspect with double glazed window.

**Shower Room**

Shower cubicle, low level W.C., separate bidet, vanity wash basin, frosted window to side aspect.

**Outside**

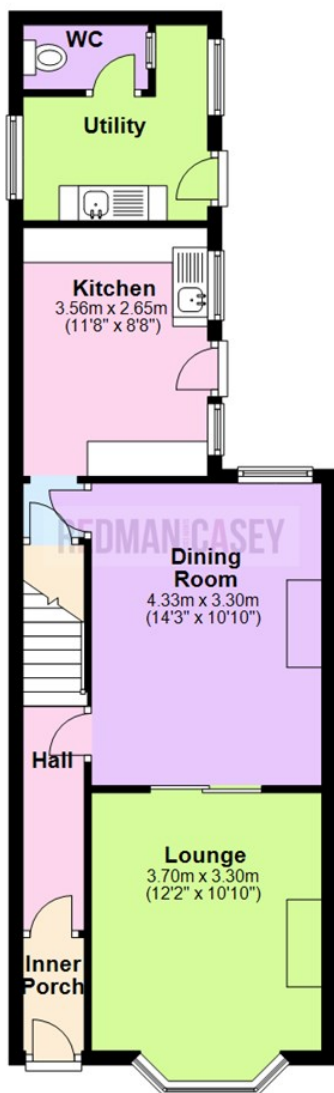
A yard area to the rear with access from the yard to the utility. Exiting the rear gate across the back street there is a garage & workshop styled area. The garage also has an inspection pit and measures (in total) over 24ft by 14ft.





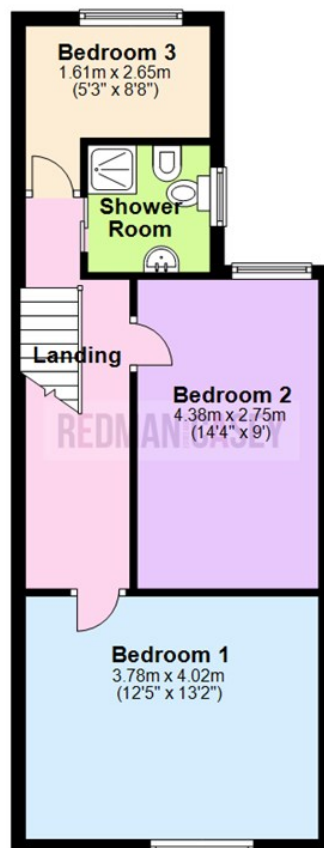
### Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



### First Floor


Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 88.2 sq. metres (949.1 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>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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