

1 Cheviot Close, Horwich, Bolton, BL6 7DF



## Offers Around £240,000

Three bedroom detached property on the edge of Rivington Country Park. Situated close to local schools shops and all local amenities with easy access to walks and cycle paths offering a great life balance. This well presented property has double glazing, gas central heating, off road parking , garage and gardens front and rear. Viewing is recommended to appreciate all that is on offer.

- Three Bedroom Detached
- Off Road Parking
- Close To Rivington Country Park
- Gas Central Heating
- EPC Rating D
- Garage
- Gardens Front And Rear
- Great Views
- Double Glazing
- Council Tax Band C



Three bedroom detached property in a very popular residential location. Close to Rivington Country Park offering easy access to walks and cycle paths, all local amenities and local schools. The property comprises:- Entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there are gardens front rear and side and a detached garage and off road parking. Fully double glazed, and gas central heating this property is well presented and viewings are recommended to appreciate the position, space and condition.

#### Entrance Hall

UPVC opaque double glazed window to front, double radiator, stairs, hardwood double door to:

#### Lounge 13'7" x 12'8" (4.14m x 3.87m)

UPVC double glazed window to front, coal effect gas open fire set in feature surround, double radiator, hardwood double doors to:

#### Kitchen/Dining Room 10'4" x 15'8" (3.15m x 4.78m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, window to side, double radiator, uPVC double glazed entrance double door to rear, door to:

#### Bedroom 1 15'0" x 8'6" (4.57m x 2.60m)

UPVC double glazed window to front, radiator, door to:

#### Bedroom 2 9'3" x 8'6" (2.82m x 2.60m)

UPVC double glazed window to rear, radiator.

#### Bedroom 3 9'6" x 6'10" (2.90m x 2.08m)

UPVC double glazed window to front, radiator.

#### Bathroom

Fitted with three piece suite comprising wash hand basin with mixer tap and ceramic tiling to all walls, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

#### Landing

UPVC double glazed window to side, door to:

#### Garage

Up and over door.

#### Outside Front

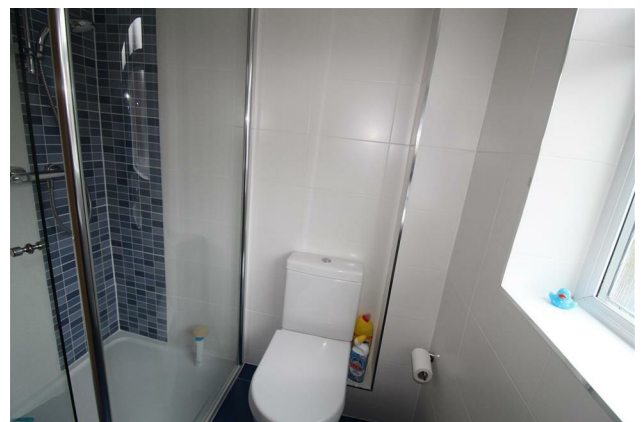
Garden fronted laid to lawn which runs up the side.

#### Outside Rear

Enclosed rear garden paved patio laid with paving and decorative stone.

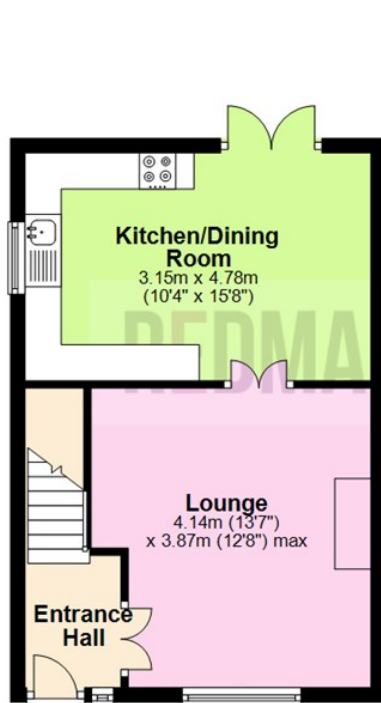






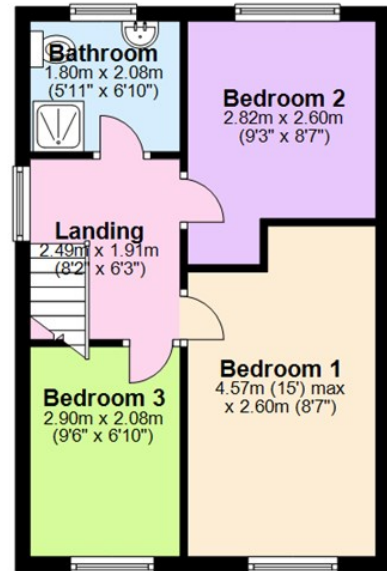
### Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



### First Floor


Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 