

5 Ashness Close, Horwich, BL6 5RL



**£240,000**

Two bedroom semi detached true bungalow offered with vacant possession and no chain, having been fully renovated throughout including modern kitchen and shower room, new windows and doors, fully decoated and floored and new central heating system plus a partial rewire. The property offers a spacious lounge, fitted kitchen and modern shower room and two bedrooms. Viewing is essential to appreciate all that is on offer.

- Fully Modernised 2025
- Spacious Lounge
- Shower Room
- EPC Rating D
- Semi Detached True Bungalow
- Modern Fitted Kitchen
- Generous Gardens
- Council Tax Band C



Located in this highly sought after cul de sac this two bedroom semi detached true bungalow offers fantastic accommodation which has undergone a full modernisation. The property comprises :- Hall, lounge, modern kitchen with integrated appliances, two bedrooms and modern shower room. Outside there are open plan gardens to the front with tarmac driveway parking for 2/3 cars and private rear gardens with large timber decking patio and grassed area. The property benefits from gas central heating and UPVC double glazing and is sold with no chain and vacant possession. Early viewing is highly recommended as this property won't be around for long.

### Hallway

Two uPVC frosted double glazed windows to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water and gas and electricity meter, uPVC double glazed entrance door, door to:

### Lounge 16'3" x 11'3" (4.95m x 3.44m)

UPVC double glazed window to front, feature electric fire set in timber surround, radiator, door to:

### Hallway

Door to:

### Kitchen 9'10" x 8'10" (3.00m x 2.68m)

Fitted with a matching range of grey base and eye level units with drawers, cornice trims and contrasting worktops, composite sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, space for washing machine, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, radiator, vinyl flooring, uPVC double glazed french double doors to garden, door to:

### Bedroom 1 12'10" x 11'3" (3.92m x 3.44m)

UPVC double glazed window to rear, radiator.

### Bedroom 2 9'4" x 8'10" (2.84m x 2.69m)

UPVC double glazed window to side, radiator.

### Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring, UPVC panelled ceiling.

### Outside

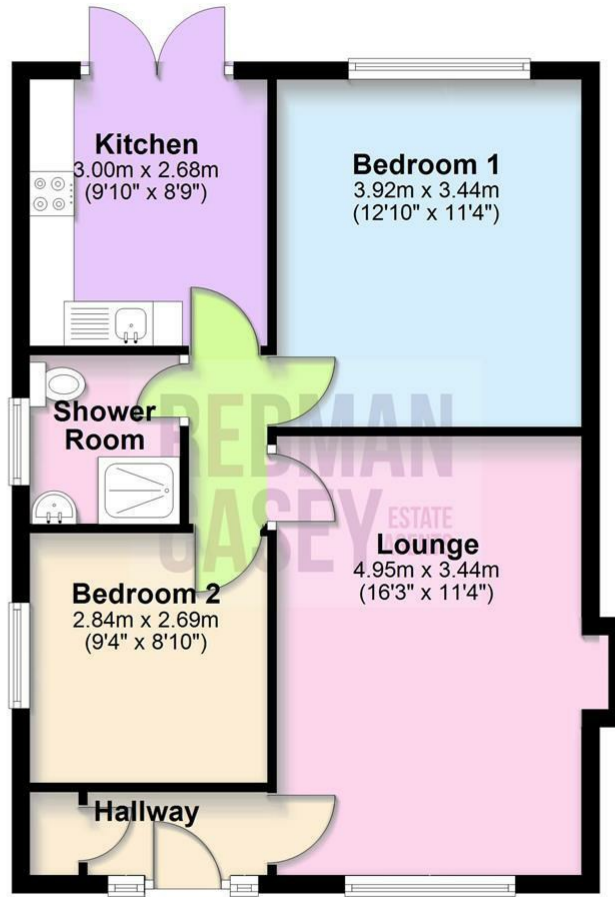
Front garden, tarmac driveway to the front and side with parking space for two three cars with grassed area and mature shrub borders. Private rear garden, enclosed by timber to rear and sides, large timber decking and area with grassed area.





## Ground Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.5 sq. feet)

### 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>61</b> |           |
| <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                                                                                      |         |           |
|                                                                                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

