

7 Douglas Close, Horwich, Bolton, BL6 7EF



Offers Around £195,000

Three bedroom semi detached property located in a quiet Cull-De Sac close to Rivington Country Park, local shops, primary and secondary schools and public transport. This spacious home benefits from double glazing, gas central heating, conservatory, gardens front and rear and driveway for off road parking. This well presented property is recommended for viewing to appreciate the location and all that is on offer.

- Three Bedroom
- Off Road Parking
- Freehold
- Double Glazed
- Awaiting EPC
- Semi Detached
- Gardens Front And Rear
- Gas Central Heating
- Conservatory.
- Council Tax Band B



***** REDUCED ***** Three bedroom semi detached property situated in a quiet Cull-De-Sac close to Rivington Country Park for those who enjoy walking or cycling a superb setting. Also close to local primary and secondary schools, transport links and all local amenities. This property comprises:- Hallway, kitchen, lounge diner, conservatory. To the first floor there are three bedrooms and a family bathroom. Benefiting from off road parking, gardens front and rear, gas central heating, double glazing. This spacious property is recommended for viewing to appreciate the location and all that is on offer.

Entrance Hall

UPVC frosted double glazed window to front, radiator, stairs, uPVC double entrance door to front, door to Storage cupboard,:

Kitchen 7'3" x 12'1" (2.21m x 3.68m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, 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 front, uPVC double glazed frosted entrance door to side,:

Lounge/Diner 15'0" x 18'6" (4.57m x 5.64m)

UPVC double glazed window to rear, gas open fire set in feature surround, two double radiators, uPVC double glazed entrance patio door to rear,

Conservatory

UPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double glazed entrance double door to side,:

Landing

Bedroom 1 13'8" x 9'3" (4.16m x 2.83m)

UPVC double glazed window to front, double radiator, :

Bedroom 2 8'9" x 9'3" (2.67m x 2.83m)

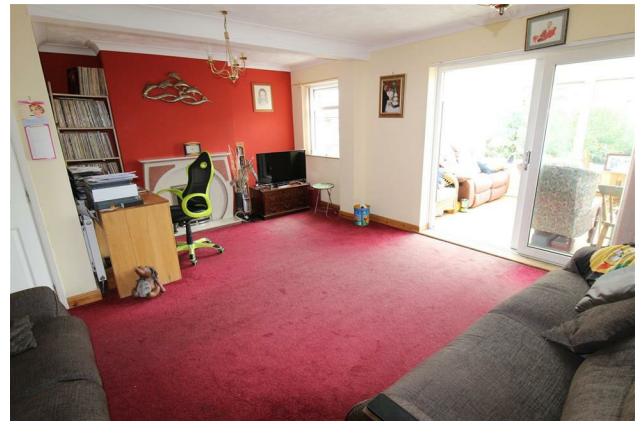
UPVC double glazed window to rear, radiator, :

Bedroom 3 10'5" x 6'7" (3.18m x 2.00m)

UPVC double glazed window to front, radiator.

Bathroom

Two piece suite comprising deep panelled bath, pedestal wash hand basin and shower with over and glass screen, tiled splashbacks, uPVC double glazed window to rear, heated towel rail, door.



WC

UPVC frosted double glazed window to rear, low-level WC.

Outside Front

Garden fronted with driveway.

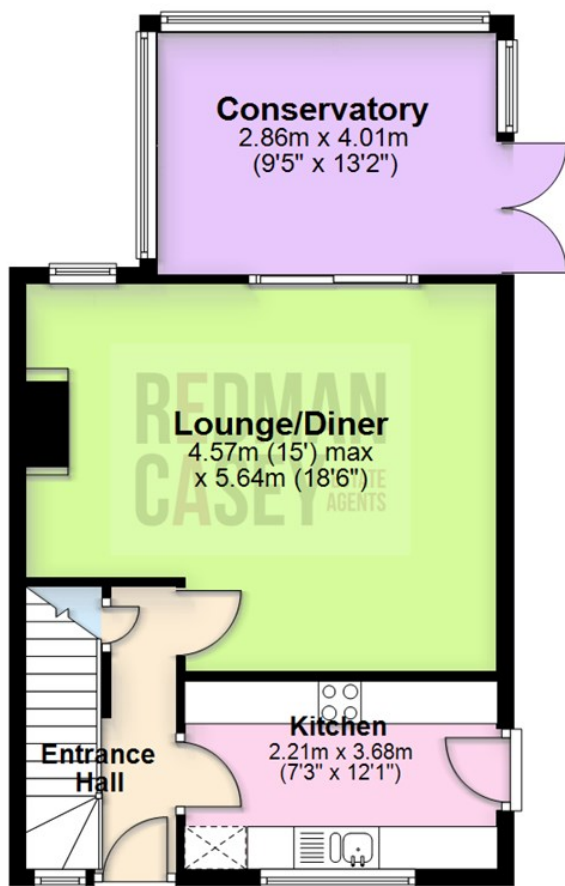
Outside Rear

Enclosed rear garden laid to lawn with mature planting.



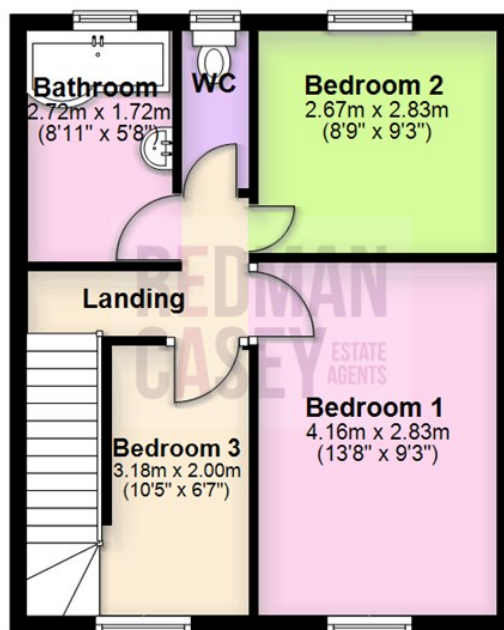
Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

