



4 MOORLAND DRIVE HORWICH BL6 6RB

£365,000

Moorland Drive is a small, established cul-de-sac close to Old Vicarage Road and New Chapel Lane which is a very well-regarded part of town.

The bungalows in this vicinity offer a more individual style of build when compared to those dwellings positioned on a modern development. It is important to note that this particular home enjoys a private corner plot and includes a mature, well stocked garden, likely to look at its best during spring and summer when the many plants and shrubs emerge.

The design offers great flexibility and given that the home has not been extended, there is great potential to enlarge and/or reconfigure the layout should this be desired. As it stands, the home is configured with three rear facing bedrooms and one of those rooms is currently used as a pleasant garden room. The bathroom has been converted into a modern shower room and to the front there is a generous prime reception room, combined hallway and second reception room plus the kitchen.

True bungalows are an increasingly sought after property type and their general lack of supply produces consistent rates of interest. The sale will not include an onward chain which can be seen as a great positive for potential buyers.

Our vendor has advised that the property is Freehold. Council Tax Band D.

Ground floor

Reception hallway

9' 1" x 10' 4" (2.77m x 3.15m) Combined reception room and hall. Historically used as the dining area also. Window to the front.

Reception room 1

10' 11" max x 15' 11" max (3.33m x 4.85m) Large window to the front and looking towards the garden.

Kitchen

8' 6" x 10' 10" (2.59m x 3.30m) Window to the front, glass paneled side door. GCH boiler. Wall and base units.

Inner hall

13' 8" x 2' 9" (4.17m x 0.84m) Loft access, fitted storage with radiator.

Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m) To the rear. Fitted bedroom furniture, view to garden.

Bedroom 2 / rear living room

8' 11" x 11' 8" (2.72m x 3.56m) Rear door, floor level window. A versatile space latterly used as a rear reception room.

Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m) View to rear garden

Bathroom

Converted to shower room. High level rear window, Double width shower, WC, hand basin with vanity unit. Fully tiled to the walls and floor. Towel heater radiator.

Exterior

Gardens

Front garden and drive. Drive leads to the garage.
South facing rear garden. Well stocked, rear and side patio.

Garage

25' 5" x 8' 3" (7.75m x 2.51m) plus 8'4 x 3