



INDEPENDENT ESTATE AGENTS



55 Mallard Drive, Horwich, Bolton, BL6 5RN

An extended townhouse with modern kitchen and bathroom and allowing excellent access towards Blackrod train station. Parking area to the side. Early viewing strongly recommended.

- MODERN KITCHEN AND BATHROOM
- PARKING AREA TO SIDE
- APPROXIMATELY HALF A MILE TO MAINLINE TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS AND DOWNSIZERS
- PRIMARY AND SECONDARY SCHOOLS SERVE THE AREA
- REAR AND SIDE GARDENS
- HEAD OF CUL-DE-SAC, LOCATION
- WELL PLACED FOR ACCESS TO HORWICH CENTRE
- AROUND 2.5 MILES TO MOTORWAY
- CONSERVATORY TO REAR



£200,000

55 MALLARD DRIVE, HORWICH, BOLTON, BL6 5RN

The Home:

An earlier viewing is strongly advised for this three-bedroom extended end townhouse.

Being positioned in the head of a popular cul-de-sac and benefiting from a parking area immediately to the side. Our clients have created a low maintenance garden ideal for entertaining. The accommodation itself is finished with a modern kitchen and bathroom.

In addition to the main lounge, there is also a conservatory to the rear and to the first floor there are three bedrooms, two of which are a double size. The third bedroom has been fitted to allow space for a single bed in addition to storage.

The property is Leasehold for a term of 999 years from the 8th October 1982 subject to the payment of a yearly Ground Rent of £25pa.

Council Tax Band B - £1,693.33

THE AREA

The Area:

The home is located just off Vale Avenue and therefore has superb excellent access to Blackrod train station which is on the main line to Manchester. Parking is available both to the front and rear of the property. Horwich town centre with its diverse shops and services is 0.5 miles away. In addition to the train link, Horwich includes Junction 6 of the M61 for excellent motorway access towards Manchester and Preston; the town also includes excellent countryside with the backdrop to the town itself being a pleasant stretch of the West Pennine Moors. Any outdoor enthusiasts and/or dog walkers would no doubt be thrilled with the countryside facilities on offer.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

3' 11" x 5' 5" (1.19m x 1.65m) Stairs to the first floor. Access to reception room 1.

Reception Room 1

10' 6" x 15' 7" (3.20m x 4.75m) Window to the front. Gas fire. Access into a dining kitchen.

Dining Kitchen

9' 3" x 14' 7" (2.82m x 4.45m) Wall and base units in a white gloss. Space for appliances. Fitted breakfast bar area. Rear window. Open access into a conservatory. Understairs storage.

Conservatory

7' 9" x 14' 2" (2.36m x 4.32m)

First Floor

Landing

5' 11" x 8' 8" (1.80m x 2.64m) Not including the recesses. Loft access; loft being part boarded with a loft ladder.

Bedroom 1

11' 7" x 8' 4" (3.53m x 2.54m) Positioned to the front with the window overlooking the cul-de-sac. Fitted robes.

Bedroom 2

11' 2" x 8' 5" (3.40m x 2.57m) Positioned to the rear with window overlooking the rear garden.

Bedroom 3

7' 6" x 5' 11" (2.29m x 1.80m) Positioned to the front with the window overlooking the cul-de-sac. Benefitting from no bulk head.

Bathroom

5' 10" x 5' 4" (1.78m x 1.63m) Window to the rear. Bath with electric shower over. Pedestal hand basin. WC.

External

Garden

Low maintenance design. Raised areas. Artificial turf. Decking. Graveled patio. Gates to the side.

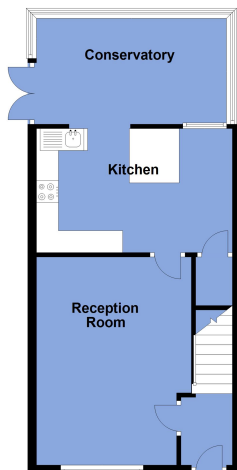




LANCASTERS
INDEPENDENT ESTATE AGENTS



Ground Floor



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

First Floor



Lancasters Independent Estate Agents
104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ
01204 697919
hello@lancasters.property