



INDEPENDENT ESTATE AGENTS

4 Moorland Drive, Horwich, Bolton, BL6 6RB

£365,000

FOR SALE

A lovely true bungalow positioned in a private plot within the head of a well-regarded cul-de-sac. Flexible accommodation, currently with three bedrooms and two reception rooms, pleasant and well stocked gardens, driveway plus detached garage.



- HIGH CALIBRE ADDRESS
- 3 BEDROOMS AND 2 RECEPTION ROOMS
- POTENTIAL TO EXTEND IF DESIRED
- MOTORWAY AND TRAIN LINK AROUND 2 MILES
- CLOSE TO OLD VICARAGE ROAD AND NEW CHAPEL LANE
- CORNER PLOT WITH SOUTH FACING GARDEN
- DRIVEWAY PLUS DETACHED GARAGE
- SUPERB ACCESS TO SURROUNDING COUNTRYSIDE
- AROUND 1 MILE TO HORWICH CENTRE
- NO ONWARD CHAIN

4 MOORLAND DRIVE, HORWICH, BOLTON, BL6 6RB

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

THE AREA

Moorland Drive is a high calibre address around a mile and a half from Horwich town centre and around two miles from both junction 6 of the M61 and Horwich Parkway train station. This station is on the mainline to Manchester city centre and the airport.

The area manages to strike a lovely balance of these convenient amenities with superb access to the surrounding countryside and therefore the location tends to attract people who enjoy spending time outdoors. There are footpaths leading immediately from the area with access towards High Rid reservoir, whilst the nearby Georges Lane is one of the main access routes towards Rivington Pike and its associated moorland. Many locals consider Manchester and the Trafford Centre an appropriate distance to shop and socialise and is therefore another great attribute to the area. Similarly, Middlebrook Retail Park is just 2 miles away and plays host to a number of well known retailers and eateries.

Horwich centre is a traditional market style town centre with a host of independent shops and services plus the great benefit of a recently constructed, large health care centre and modern leisure centre which are just outside the centre itself.



Total area: approx. 73.5 sq. metres (790.8 sq. feet)

ROOM DESCRIPTIONS

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









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	