



INDEPENDENT ESTATE AGENTS



5 Ashness Close, Horwich, Bolton, Lancashire, BL6 5RL

A true bungalow positioned in a highly regarded cul-de-sac just off Crown Lane.

The property does require comprehensive refurbishment and the price has been adjusted accordingly. Available with no chain.

- TRUE BUNGALOW IN NEED OF A COMPREHENSIVE REFURBISHMENT
- FANTASTIC ACCESS TO MOTORWAY CONNECTIONS
- NICELY PROPORTIONED PLOT
- GENEROUS LEAD RECEPTION ROOM
- WELL ORIENTATED REAR GARDEN
- HIGH CALIBRE CUL-DE-SAC, JUST OFF CROWN LANE
- MAINLINE TRAIN STATION AROUND HALF A MILE
- POTENTIAL TO EXTEND
- INDIVIDUAL PORCH



£190,000

5 ASHNESS CLOSE, HORWICH, BOLTON, LANCASHIRE, BL6

5RL

True bungalows in quality areas are an increasingly scarce commodity and we therefore expect good levels of interest for this dwelling.

Please note that the property does require a comprehensive refurbishment, hence the asking price, and therefore the property will suit those people wishing to renovate a home, so that it can be finished to their own style and specification.

The accommodation comprises, an individual entrance hallway with fitted storage and further access into a substantial reception room. It is not uncommon that people integrate the kitchen with the hallway as a relatively simple change, to create a larger dining kitchen.

To the rear, there are two double bedrooms both of which are served by a shower room.

Externally, there are nicely proportion front and rear gardens plus a private driveway.

The seller informs us that the property is Freehold.

Council Tax Band C - £1,838.57

Available with the benefits of no chain.

THE AREA

The Area:

Ashness Close is located just off Crown Lane which allows easy access to Blackrod train station and also towards the A6 which ultimately links into the nearby M61 motorway junction. The train station is around half a mile away whilst the motorway link is around three miles away. This infrastructure attracts many people to the area who are looking to be within the Manchester commuter belt and combines well with the good access to the surrounding countryside which has been a strong feature of the town for many years. A simple glimpse at a satellite view of the area will illustrate the vast open green space surrounding the town.

There is a great combination of traditional town centre shops just over half a mile away within Horwich centre itself plus larger outlets in the renowned Middlebrook retail development which is approximately 3 miles away.



ROOM DESCRIPTIONS

Entrance Hallway

7' 0" x 6' 2" (2.13m x 1.88m) UPVC double glazed front door. Double glazed UPVC side screen.

Store Cupboard

2' 5" x 3' 2" (0.74m x 0.97m) Central heating boiler. Electric meter. Consumer unit. Gas meter.

Reception Room 1

16' 3" x 11' 4" (4.95m x 3.45m) Double glazed timber window to the front garden. Fireplace.

Inner Hallway

6' 2" x 2' 11" (1.88m x 0.89m) Loft access.

Kitchen

8' 11" x 9' 4" (2.72m x 2.84m) Double glazed timber side window, Timber door. Wall and base units. Space for gas oven.

Bedroom 1

12' 10" x 11' 3" (3.91m x 3.43m) Double glazed timber window to the rear garden.

Bedroom 2

8' 11" x 9' 7" (2.72m x 2.92m) To the rear.

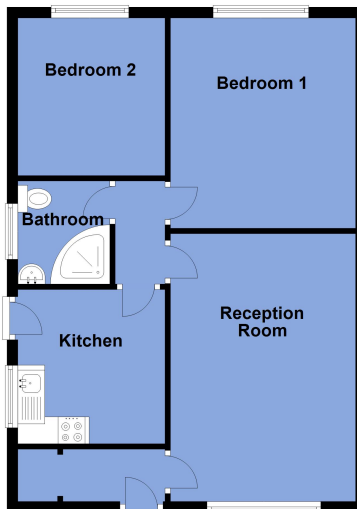
Bathroom

6' 4" x 5' 7" (1.93m x 1.70m) WC. Sink Corner shower. Electric shower over. Tiled splashback. Double glazed timber side window.





Ground Floor



Total area: approx. 56.2 sq. metres (605.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	energiesec

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