



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ardley Road, Horwich, BL6 7EG

Offers Over £190,000

THE IDEAL FIRST TIME HOME WITH OFF-ROAD PARKING AND ALSO POTENTIAL TO EXTEND

Conveniently situated in the heart of a popular area of Horwich, this three-bedroom, semi-detached family home is ideally suited for a small family, investor or first time buyer and is full of potential. Well located for local amenities, schools and major commuter routes, the property offers deceptively spacious accommodation with open plan dining/kitchen and off-road parking!

The property comprises briefly, to the ground floor; entrance to the hallway with stairs leading to the first floor and doors providing access to the garage, reception room and open plan dining kitchen leading to the rear garden. To the first floor is a landing with doors leading to three bedrooms and a three-piece family bathroom suite.

Externally the property boasts an enclosed rear laid to lawn garden with paved patio. The front of the property has a laid to lawn garden with off-road parking for one vehicle.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience.

Ardley Road, Horwich, BL6 7EG

Offers Over £190,000

 3  1  1  D

- Semi-Detached Property
 - Spacious Reception Room
 - Off Road Parking & Garage
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Modern Dining Kitchen
 - Front & Rear Gardens
 - Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

11'8" x 5'10" (3.56 x 1.78)

UPVC double glazed window, central heating radiator, wood effect flooring, stairs to the first floor and doors to under-stairs storage, garage, kitchen and to reception room one.

Reception Room One

13'3" x 11'8" (4.04 x 3.56)

UPVC double glazed window, central heating radiator, coving to the ceiling, gas living flame fire with a granite hearth, wood effect flooring and a television point.

Kitchen Diner

18'0" x 11'10" (5.49 x 3.61)

UPVC double glazed window, central heating radiator, spotlights, a range of gloss wall and base units, granite effect work surfaces, oven with a four ring electric hob, extractor hood, tiled splash-backs, composite sink, drainer and mixer tap, plumbing for a washing machine, space for a fridge freezer, island, integrated dishwasher, tiled flooring and UPVC double glazed French doors leading to the rear.

First Floor

Landing

UPVC double glazed window in the stair return and doors leading to the bathroom and to three bedrooms.

Bedroom One

12'0" x 12'0" (3.66 x 3.66)

UPVC double glazed window and a central heating radiator.

Bedroom Two

11'10" x 8'8" (3.61 x 2.64)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'7" x 6'11" (2.62 x 2.11)

UPVC double glazed window and a central heating radiator.

Bathroom

8'9" x 5'7" (2.67 x 1.70)

UPVC double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a panelled bath with mixer tap and overhead direct feed shower and tile effect flooring.

External

Front

Laid to lawn garden and paved off-road parking leading to the garage.

Garage

20'1" x 7'7" (6.12 x 2.31)

Two hardwood frosted windows.

Rear

Laid to lawn garden with a paved patio and bedding areas.



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