

21 Sandringham Road, Horwich, Bolton, Greater Manchester, BL6 6NX

Offers In The Region Of £194,995

- 3 Bedrooms
- Fitted Kitchen
- Garage
- Stunning Views
- PVCu Double Glazing
- Conservatory
- Superb Garden
- Viewing a Must



Entrance Hall

Radiator, ceramic tiled flooring, stairs, door to Storage cupboard.

WC

Two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, ceramic tiled flooring.

Lounge/Diner 12'5" x 21'6" (3.78 x 6.55)

PVCu double glazed window to front, coal effect gas fire with ornate Adam style surround and marble effect inset and hearth, radiator, laminate flooring, PVCu double glazed patio door to:



Conservatory

Brick and PVCu construction with PVCu double glazed windows, polycarbonate roof and power and light connected, window to rear, two windows to side, radiator, laminate flooring.

Fitted Kitchen 11'5" x 7'10" (3.48 x 2.39)

Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, wine rack, glazed display units, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for tumble drier, built-in eye level gas oven, four ring gas hob with extractor hood over, PVCu double glazed window to rear, ceramic tiled flooring, PVCu double glazed door to Side Hallway.



Side Hallway

PVCu double glazed window to side, PVCu double glazed door to garden, door to front.

Garage

Brick built single garage with power and light connected, Up and over door.

Family Room 17'9" x 8'6" (5.41 x 2.59)

PVCu double glazed window to rear, radiator, door to Built in under house storage area, door to Built in under house storage area with boiler.



Landing

PVCu frosted double glazed window to side, Storage cupboard.

Bedroom 1 9'4" x 11'2" (2.84 x 3.4)

PVCu double glazed window to rear with panoramic views, fitted bedroom suite with a range of wardrobes comprising four fitted wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching dressing table and bedside cabinets.



Bedroom 2 9'4" x 10'0" (2.84 x 3.05)

PVCu double glazed window to front, radiator, open plan robes.

Bathroom

Refitted with three piece modern white suite comprising panelled jacuzzi bath with electric shower over with glass screen and mixer tap and inset wash hand basin in vanity unit with cupboards under and swan neck mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to side, Storage cupboard.

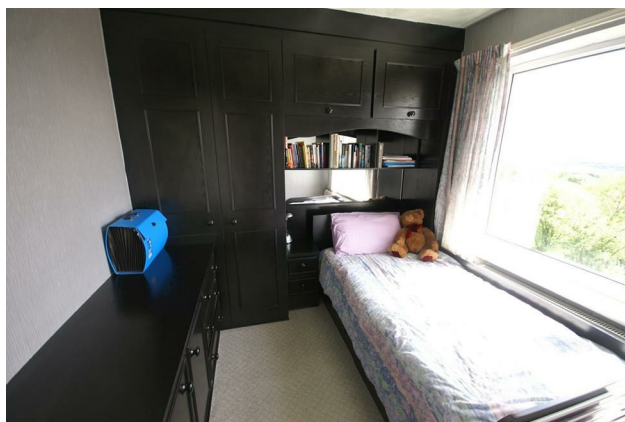
Bedroom 3 9'7" x 8'0" (2.92 x 2.44)


PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted black ash double wardrobes with hanging rail, shelving, overhead storage, cupboards and drawers, radiator.

Outside

Open plan front garden, driveway to the front leading to garage with lawned area and flower and shrub borders beds, paved paths.

To the rear there are large gardens enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders beds, timber garden shed.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	