

25 Hazel Pear Close, Horwich, Bolton, Greater Manchester, BL6 5GS



**Price £175,000**

A 3 storey 4 bed end town house in good order throughout & flexible living accommodation comprising, hall, shower room, bedroom three and four & utility. On the first floor a lounge & kitchen diner with second floor providing 2 double bedrooms with en-suites. Outside drive & rear garden/patio.

- 4 Bedrooms
- Lounge & Kitchen Diner
- Good Location Close To Amenities
- 2 Ensuites
- Superb Condition
- Flexible Living Accommodation



Positioned on Hazel Pear Close this three storey end townhouse in a cul-de-sac spot on this popular development that is placed within easy reach to Horwich village that is packed with shops, cafes, restaurants, pubs and local businesses. For modern shopping Middlebrook retail park is within proximity along with local train station, motorway access, bus routes and regarded schools from primary to secondary education. For those wanting to enjoy the outdoors Rivington Pike and Barn and Winter Hill are to hand. The property is offered in immaculate order throughout comprising, hall, utility, bedroom three and four (converted garage) and a ground floor shower room. On the first floor a spacious lounge and open plan kitchen diner. On the second floor there are two double bedrooms both with three piece en-suites. The property also boasts elevated views towards Rivington Pike and Winter Hill. Externally to the front a driveway providing off road parking and to the rear a low maintenance garden and patio. In conclusion this is a spacious versatile home offering flexible living accommodation to suit a wide audience with internal inspection highly recommended.

### Hall

Entrance hall with laminate flooring, doors lead to further accommodation, stairs rise to upper level, wall mounted radiator, storage cupboard.

### Shower Room

Three piece with shower cubicle, low level W.C., vanity wash basin, double glazed frosted window to side elevation, wall mounted radiator.

### Utility 7'9" x 5'6" (2.36m x 1.68m)

Access from the hall to utility with a range of base units with contrasting work surfaces, inset sink with mixer tap, plumbed for washing and drying facilities, power points, door leads to rear garden/patio.

### Bedroom 4 12'7" x 7'10" (3.84m x 2.38m)

Access from the hall to bedroom four or potential reception room with laminate floor, power points, double glazed window to front elevation, wall mounted radiator.

### Bedroom 3 7'9" x 8'8" (2.36m x 2.63m)

Accessed from the ground floor currently being used as a study with double glazed window to the rear, power points, wall mounted radiator.

### Landing

Stairs rise to first floor landing, doors lead to further accommodation, stairs rise to second floor landing.





### **Kitchen/Diner 7'9" x 14'6" (2.36m x 4.43m)**

Modern fitted kitchen with a range of wall and base units with contrasting work surfaces, power points, integrated oven /grill with four hob gas burner with extractor over, inset single drainer sink with mixer tap, integrated dishwasher, space for fridge freezer, double glazed windows to rear aspect, wall mounted radiator, ample space for dining.

### **Lounge 17'4" x 14'1" (5.29m x 4.30m)**

Spacious lounge on the first floor with two double glazed windows to the front elevation, double glazed window to the side aspect, power points, wall mounted radiator.

### **Landing**

Stairs rise to second floor landing, doors lead to further accommodation.

### **Bedroom 1 9'3" x 14'1" (2.83m x 4.30m)**

Accessed off the second floor landing with fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed windows to the front elevation, door to en-suite.

### **En-suite**

Three piece with panelled bath, vanity wash basin, low level W.C., double glazed frosted window.

### **Bedroom 2 7'9" x 14'1" (2.36m x 4.30m)**

Accessed off the landing with double glazed windows to the rear, power points, wall mounted radiator, door to en-suite, space for free standing or built in wardrobes.

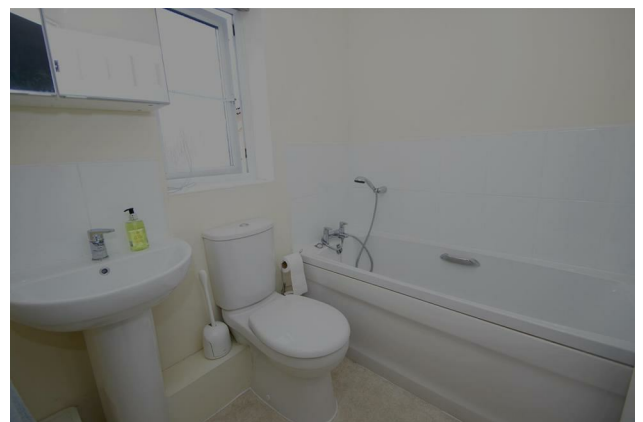
### **En-suite**

Three piece en-suite with low level W.C., shower cubicle, vanity wash basin, wall mounted radiator.

### **Outside**

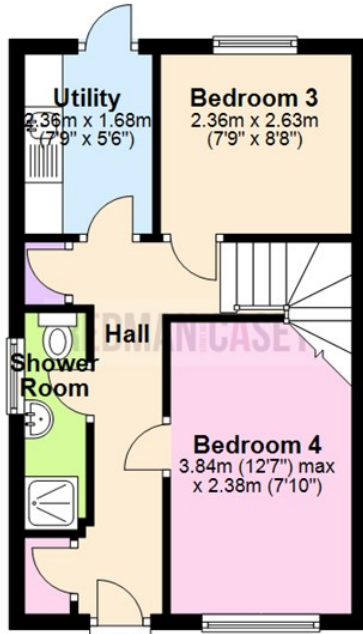
To the front a driveway providing off road parking

To the rear a stone flagged patio with lawned garden and surrounding traditional borders



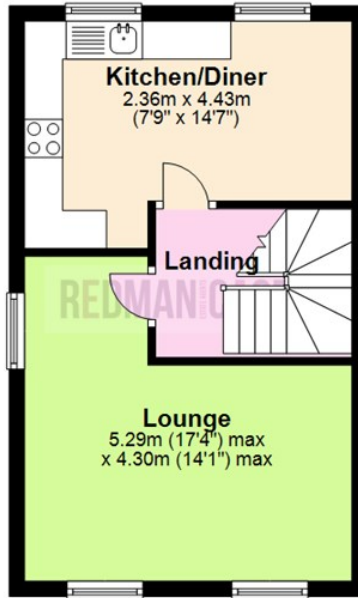
### Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



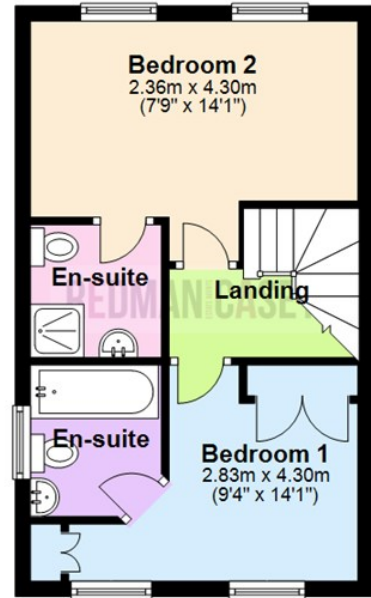
### First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



### Second Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
 Plan produced using PlanUp.

#### Energy Efficiency Rating

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

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#### Environmental Impact (CO<sub>2</sub>) Rating

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

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