

37 Mallard Drive, Horwich, Bolton, Lancashire, BL6 5RN



**£148,000**

A three bed mews on Mallard Drive with lobby, lounge, kitchen diner, Orangery with fuel burner, three beds, bathroom, lovely landscaped garden and patio areas to rear, gas centrally heated & double glazed windows, good decorative order throughout.

- 3 Bedrooms
- Good Decorative Order Throughout
- Gas Centrally Heated
- Orangery
- Close To Amenities





Positioned on Mallard Drive, Horwich, this mews home offered in good decorative order throughout with lobby, lounge, kitchen diner, Orangery leading to lovely rear garden and patio. On the upper level there are three bedrooms and a three piece bathroom suite. The property also benefits from having double glazed windows and is gas centrally heated. The property is set within easy reach to local train station, the village centre of Horwich that offers a range of amenities and services from supermarkets, traditional locally run businesses and shops, cafes, restaurants, pubs and wine and cocktail bar. Middlebrook retail park, motor way access and regarded schools are also to hand. In conclusion this is an idela purchase for either first time buyers or those looking to up size and early viewing is essential to fully appreciate.

### Lobby

Door to lobby with stairs rise to upper level, door to lounge.

### Lounge 15'8" x 11'2" (4.77m x 3.41m)

Door from lobby to lounge with laminate flooring, power points, wall mounted radiator, feature fireplace, double glazed window to front elevation, door to kitchen diner.

### Kitchen/Diner 8'10" x 14'5" (2.70m x 4.39m)

Access from the lounge to kitchen diner fitted with a range of wall and base units with contrasting work surfaces, space for cooker, plumbed for washing facilities, access to the Orangery, inset sink, window to rear, space for dining.

### Orangery

Access from the kitchen diner to Orangery with views over the rear gardens, fuel burner, solid roof with skylight, power points, tiled floor.

### Landing

Stairs rise to upper level, doors lead to further accommodation, storage cupboard.

### Bathroom

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

### Bedroom 1 13'5" x 8'5" (4.08m x 2.57m)

Access off the landing to the main bedroom with a range of fitted units providing storage and hanging space, power points, double glazed window, wall mounted radiator.

### Bedroom 2 11'1" x 8'5" (3.39m x 2.57m)

Second bedroom accessed off the landing with double glazed window, power points, wall mounted radiator, space for free standing or built in wardrobes.



**Bedroom 3 7'3" x 5'8" (2.22m x 1.72m)**

Situated towards the front elevation with double glazed window, power points, wall mounted radiator.

**Outside**

To the front a garden area with bushes to border and flagged path

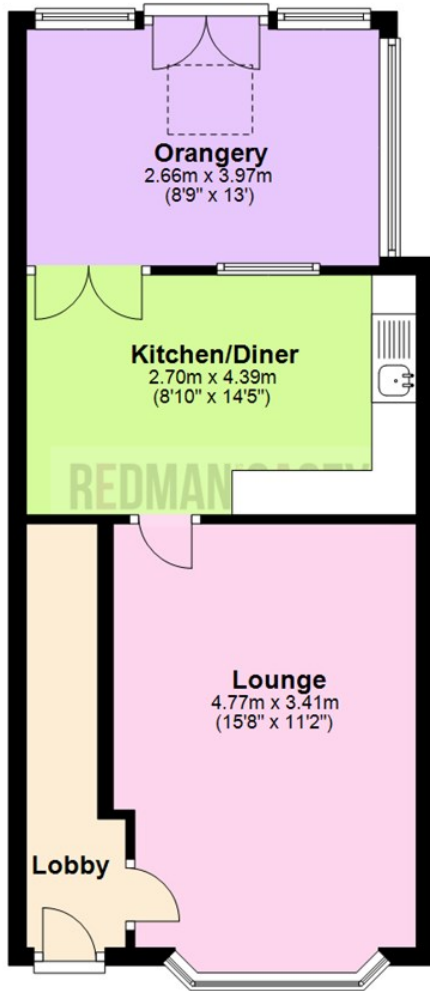
To the rear stone flagged patio areas, gravel bedded sections, soil bedded areas with a variety of seasonal plants, flowers and foliage. Lawned area also and traditional fencing as perimeter border.





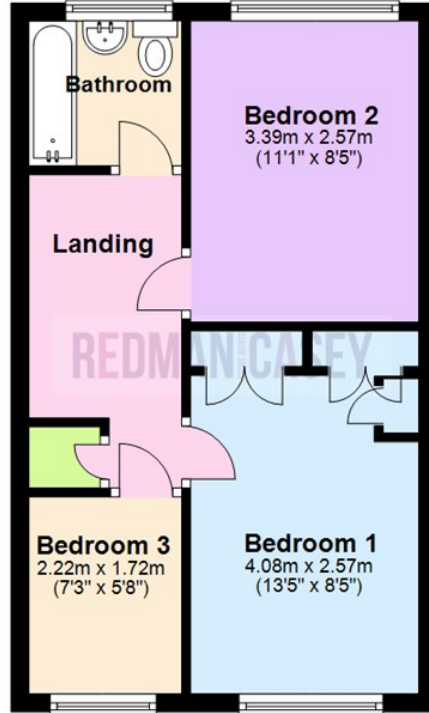
### Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 77.4 sq. metres (833.2 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>	70	85
(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	

#### 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>		
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