



Miller Metcalfe
Every step of the way
01296 883357
For Sale



Springburn Close
Horwich

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Horwich

Semi Detached



3



1

EPC Rating - C

*** DESIRABLE LOCATION WALKING DISTANCE TO MIDDLEBROOK RETAIL, THREE BEDROOM SEMI DETACHED, DRIVEWAY, GARDEN TO THE REAR ***

We are delighted to offer onto the market this lovely three bedroomed semi detached property, situated on the ever popular residential estate 'The Meadows'. Boasting an abundance of immaculately presented indoor and outdoor living space, this is the ideal opportunity for a couple or small family looking to make their move to a highly desirable and family-friendly area. No more than a few minutes walk from the Middlebrook Retail Park, local amenities, schools, commuter routes and network links.

The property briefly comprising of; entrance vestibule, open plan lounge/diner, kitchen, two great sized double bedrooms and a single bedroom with family bathroom.

Externally there is a driveway, well maintained front garden and enclosed rear family garden with patio and lawned areas.

TENURE

Leasehold

Lease Start Date

23 Apr 2003

Lease End Date

01 Jan 2998

Lease Term

999 years from 1 January 1999

Lease Term Remaining

974 years

BROADBAND

Basic

6 Mbps

Superfast

80 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

COUNCIL TAX

Band:

C

Annual Price:

£1,742

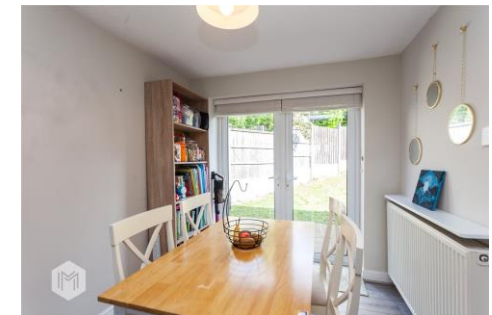
MOBILE COVERAGE

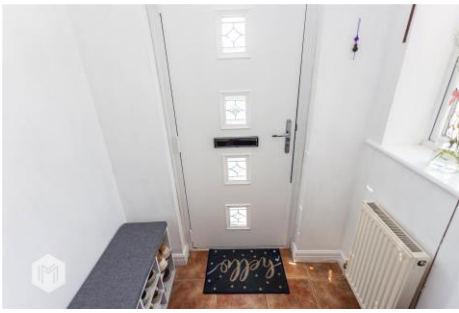
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Vodafone - Medium

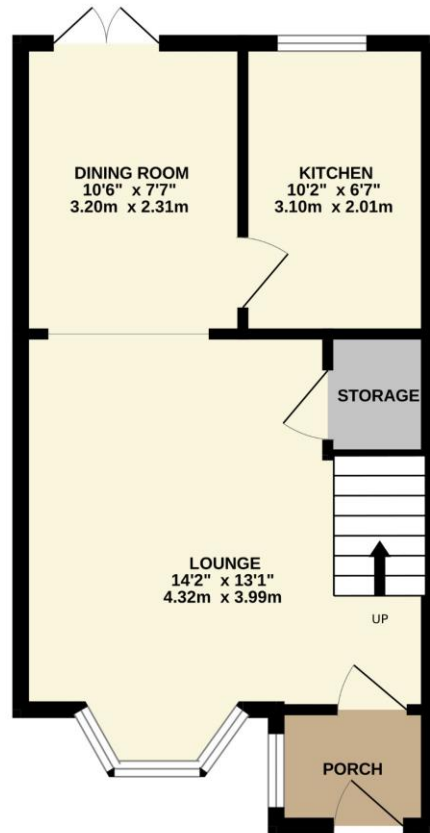
Three - Medium

O2 - Medium

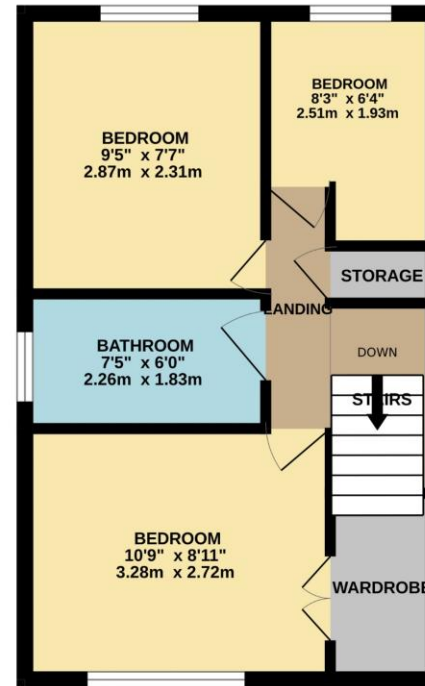




GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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