



Lower Makinson Fold

Horwich

Miller Metcalfe
Every step of the way

Lower Makinson Fold

Horwich

Detached

3

2

EPC Rating - D

*** DECEPTIVELY SPACIOUS FAMILY HOME, CUL DE SAC LOCATION ***

This detached family home is situated within the quiet and secluded cul-de-sac location of Lower Makinson Fold, Horwich, Bolton. The well laid out and versatile accommodation briefly comprises of an entrance hall with stairs to the first floor and to the right access into the lounge overlooking the front aspect. To the left of the hall access into the spacious shaker style modern fitted kitchen/diner this space flows into the orangery that has been recently upgraded by the current sellers with bifold doors and new roof, a perfect space to relax and unwind. Rising to the first floor there are three good sized bedrooms, the master bedroom benefits from a 3-piece shower room, the 2nd bedroom is lined with bespoke fitted furniture and a family bathroom completes the accommodation on offer.

Externally to the front of the property there is a tarmac driveway for three vehicles leading to a detached garage, the garage has a privacy door accessed from the rear, power, lighting with wall units for storage this space is currently being used a gym. The garage door has recently been replaced to a roller shutter. Additional parking is available to the front of the property on the gravelled stone driveway.

To the rear a well presented and mainly laid to lawn garden with raised patio area. The garden to the rear is private with access from both sides to the front. Located within easy access of the Middlebrook retail park, local amenities and within proximity to major transport links and schools. VIEWINGS ARE HIGHLY RECOMMENDED!

TENURE

Leasehold

Lease Start Date

30 Jan 1986

Lease End Date

25 Mar 2980

Lease Term

999 years from 25 March 1981

Lease Term Remaining

956 years

COUNCIL TAX

Band: D

Annual Price: £1,960





MOBILE COVERAGE

EE - Medium
Vodafone - High
Three - Medium
O2 - High

BROADBAND

Basic - 6 Mbps
Superfast - 43 Mbps
Ultrafast - 1000 Mbps

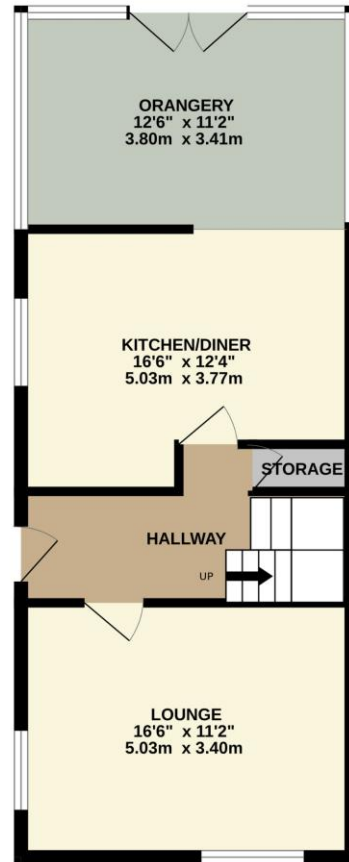
SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

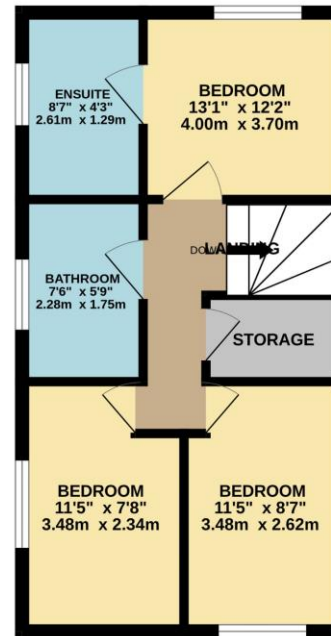




GROUND FLOOR



1ST FLOOR



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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