

44 Lancashire Way, Horwich, Bolton, BL6 5WH



**£900**

Situated in the heart of Horwich, is this stunning new build property that would make an ideal home for a growing family. It offers excellent access to everyday amenities, major transport links and well-regarded schools. The property has been finished to a very high standard throughout, along with some lovely personal touches from the landlord. It comprises of entrance hallway, downstairs w.c, sizeable lounge, dining kitchen which benefits from patio access to the garden and integrated fridge, freezer and washing machine. Upstairs offers three good sized bedrooms, the master with en-suite with shower and there is a three-piece family bathroom. The property enjoys open view towards Winter Hill and surrounding areas. There is a larger than average sized lawned garden to the rear with a flagged area leading from patio doors. To the front there is a lawned garden with shrubbed area and extensive driveway offering off road parking for multiple vehicles. Early viewing is essential.

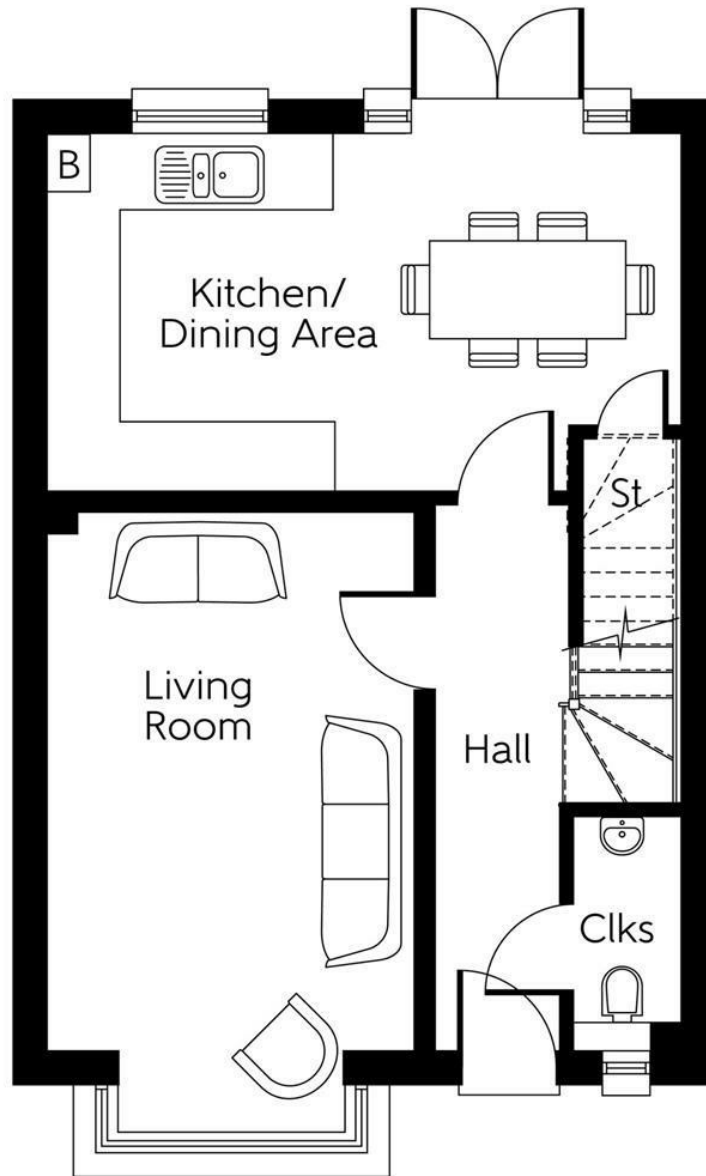
- 3 BEDROOM HOUSE
- NEW BUILD HOUSE
- VIEWS OF RIVINGTON PIKE
- VIEWING ESSENTIAL
- EPC RATING B
- INTERGRATED APPLIANCES












#### 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 	

#### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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