



24 Railway Road, Horwich, Bolton, BL6 5WL
£310,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Situated in the ever-popular area of Horwich, this property on Railway Road benefits from a fantastic location close to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The area is well served by reputable schools such as Rivington and Blackrod High School, making it an attractive choice for families. Commuters are ideally placed with Horwich Parkway Railway Station nearby, offering direct links to Manchester and beyond, alongside excellent access to the M61 motorway. For those who enjoy the outdoors, the property is within easy reach of scenic locations including Rivington Pike and surrounding countryside, providing a perfect balance of convenience and lifestyle.

This modern detached home, built in 2021, offers well-planned and versatile accommodation throughout, enhanced by a converted garage that now provides a spacious entrance hallway and additional reception room. The ground floor features a bright living room to the front, alongside a stylish open-plan kitchen, living and dining space fitted with integrated appliances and double doors opening onto the rear garden, creating an ideal environment for family living and entertaining. A separate utility room and ground floor WC add further practicality, while the additional reception room offers flexibility for use as a home office, playroom or second lounge. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, alongside a contemporary family bathroom. Externally, the property benefits from a private rear garden with patio, lawn and shed, enclosed by timber fencing, completing this attractive and well-presented home.

Front

Driveway

GROUND FLOOR

Entrance Hallway 12'9" x 3'7" (3.9m x 1.1m)

Window to front x 2, tiled floor, painted walls, door to living room and second reception room.

Living Room 11'10" x 12'0" (3.61m x 3.66m)

Wood laminate flooring, door to hallway, window to front, painted walls, radiator.

Kitchen/Diner 9'1" x 20'11" (2.79m x 6.38m)

Wall mounted and base units, integrated oven, gas hob, extractor, dishwasher, space for fridge/freezer, tiled floor, painted walls, radiator, door to utility, window to garden, double doors to garden.

Utility Room 5'8" x 5'2" (1.75m x 1.60m)

Tiled floor, painted walls, boiler, plumbing for washing machine and tumble dryer, door to side access path.

Additional Reception Room 7'10" x 11'1" (2.4m x 3.4m)

Laminate flooring and painted walls

Cloaks/WC 2'11" x 5'8" (0.9m x 1.73m)

Toilet, sink, radiator, wood laminate flooring.

FIRST FLOOR

Bedroom 9'8" x 13'6" (2.95m x 4.14m)

Front double. Window to the front. Carpet, painted walls, radiator, door to en suite.

En Suite 4'3" x 6'0" (1.30m x 1.83m)

Window to front. Double width shower. Semi pedestal hand basin. WC with a concealed cistern. Heated towel rail. Tiled splashback plus tiled floor.

Bedroom 10'4" x 9'4" (3.15m x 2.87m)

Rear double. Rear window to the garden. Carpet, painted walls, radiator.

Bedroom 10'4" x 9'4" (3.15m x 2.87m)

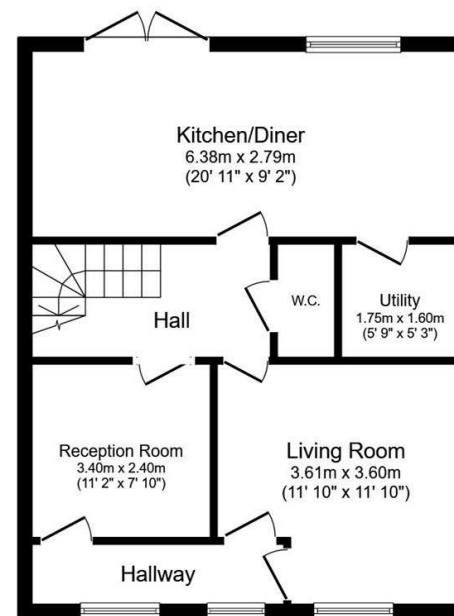
To the rear. Double bedroom. Rear window to the garden. Carpet, painted walls, radiator.

Bathroom 6'0" x 6'3" (1.85m x 1.93m)

Three piece suite with over bath shower, tiled floor, window to rear, radiator, painted and tiled walls.

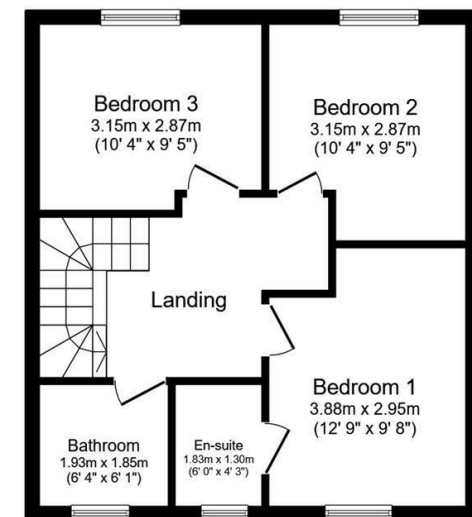
Rear Garden

Patio, lawn, shed, wood fencing borders,



Ground Floor

Floor area 52.9 sq.m. (569 sq.ft.)



First Floor

Floor area 46.1 sq.m. (496 sq.ft.)

Total floor area: 99.0 sq.m. (1,066 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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