



Brownlow Road, Horwich, Bolton

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully updated three-bedroom semi-detached home, situated in the highly desirable area of Horwich, Bolton. This attractive property has been thoughtfully modernised throughout, offering a stylish and comfortable living space perfectly suited to growing families. Horwich is a popular residential area known for its excellent local amenities, including well-regarded schools, supermarkets, cafés and leisure facilities. The property also benefits from superb transport links, with Horwich Parkway train station nearby providing direct routes into Manchester, as well as easy access to the M61 motorway. In addition, the Middlebrook Retail Park and the surrounding countryside, including Rivington, offer a fantastic blend of shopping, dining and outdoor activities right on your doorstep.

Upon entering the home, you are welcomed into a bright entrance hall which provides access to the first-floor staircase. From here, you step into the spacious lounge, where a large front-facing window allows natural light to flood the room, creating a warm and inviting atmosphere. Moving through to the rear of the property, you'll find the impressive kitchen/dining area. This space has been newly renovated to a high standard, boasting a sleek, modern finish with a range of integrated appliances. The room also benefits from tri-fold doors that open out onto the garden, seamlessly blending indoor and outdoor living and making it an ideal setting for both everyday family life and entertaining guests.

Heading upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable accommodation. Two of the bedrooms benefit from built-in wardrobes, providing excellent storage solutions. The first floor also features a family bathroom, complemented by a separate WC, which is particularly convenient for busy households.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, along with a low bordering wall and the added benefit of an EV charger. To the rear, the garden is thoughtfully laid out with a central pathway leading to a decked seating area, perfect for outdoor dining and relaxation. The garden is mainly laid to lawn on either side of the path and is enhanced by several raised flowerbeds, adding colour and character. There is also access to the garage for additional storage or parking. This fantastic home offers a perfect balance of modern living, practicality and location, making it an excellent opportunity for families looking to settle in a well-connected and vibrant area.







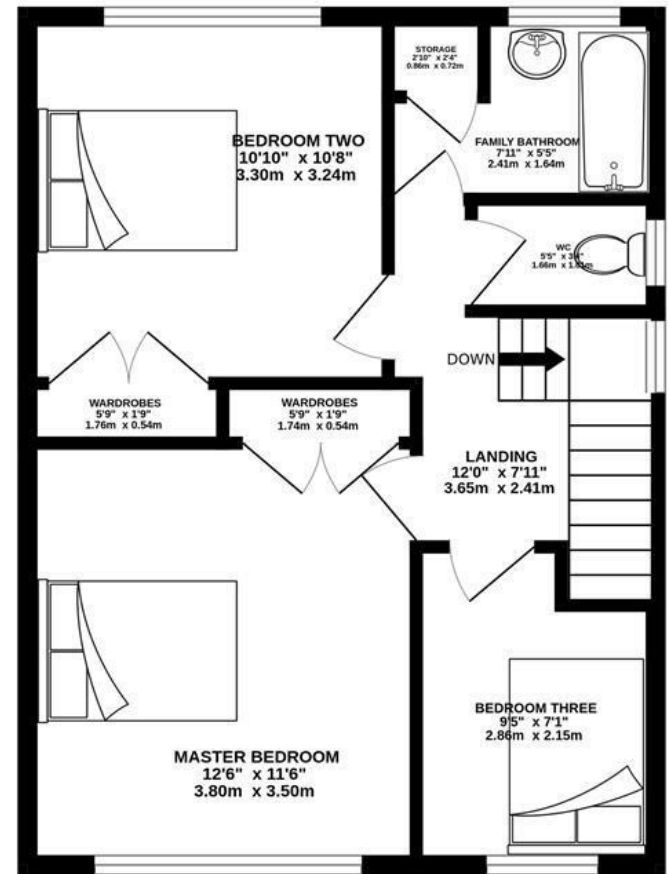
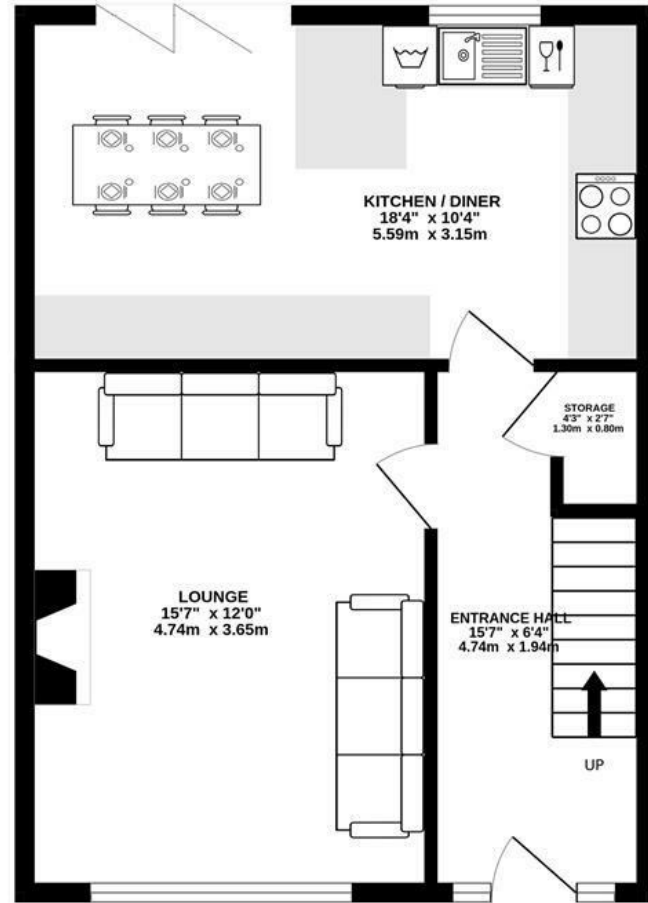
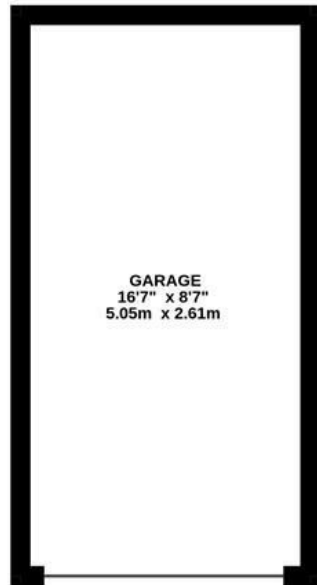






GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

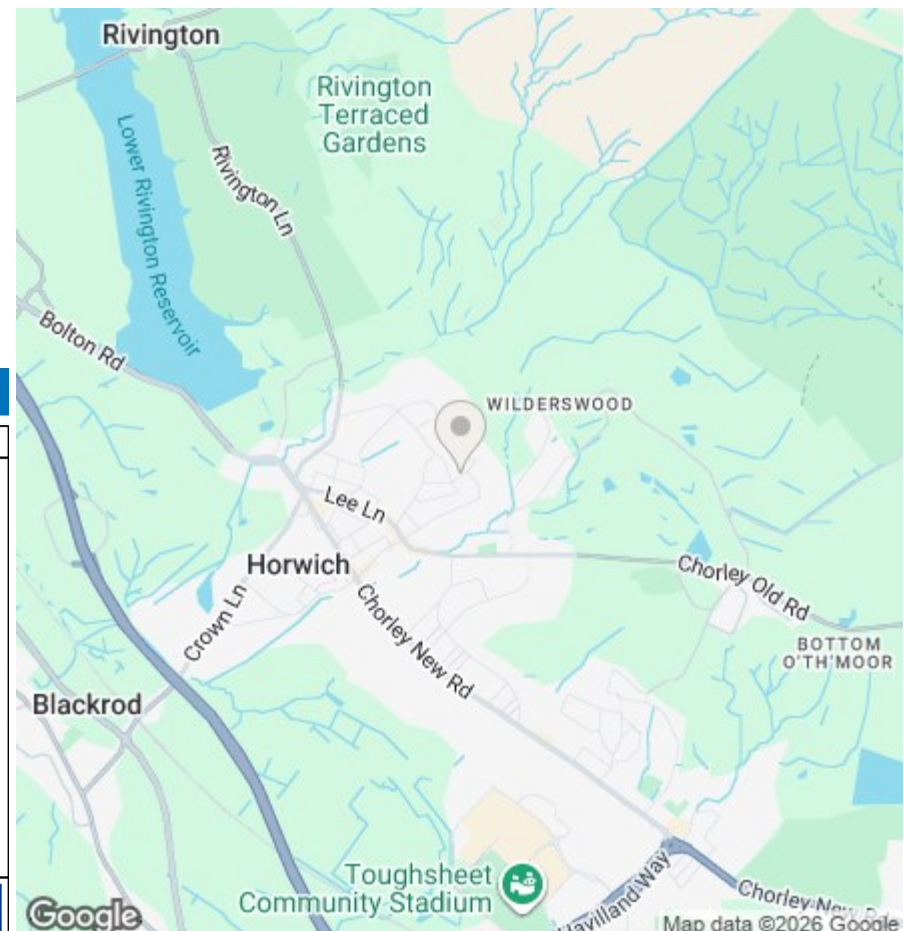


TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		