



College Drive, Horwich, Bolton

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated semi-detached home, offering spacious and versatile accommodation set over three floors. Positioned in a sought-after area of Horwich, this property is ideally suited to families and couples alike. The location provides excellent access to local amenities, with shops, schools and everyday conveniences close by, while Blackrod railway station offers regular services to surrounding areas. Commuters will appreciate the strong transport links via the M61, along with reliable bus routes connecting Bolton and Wigan. Outdoor enthusiasts will also enjoy being within easy reach of Rivington Pike and the surrounding countryside.

Upon entering the property, you are welcomed by a bright entrance hall with access to a ground floor WC. The ground floor offers impressive flexibility, featuring a well-proportioned double bedroom which could also serve as a guest room or home office. A practical utility room provides additional storage and laundry space, while internal access leads through to the integral garage, which has been partially converted ideal for a workshop/further storage.

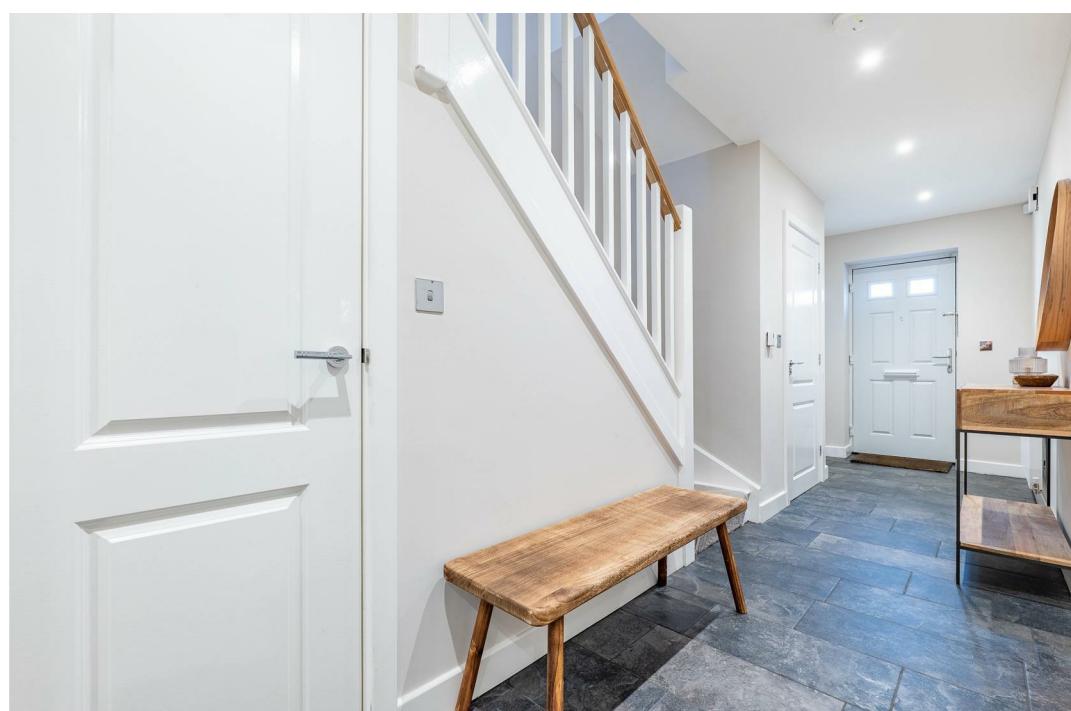
The first floor forms the heart of the home, showcasing a spacious open plan lounge and dining area flooded with natural light from two Juliet balconies. This inviting space is perfect for relaxing or entertaining. To the rear sits a modern kitchen and breakfast room, complete with integrated appliances and French doors opening directly onto the garden.

The second floor hosts a generous master bedroom with a stylish ensuite shower room, alongside a further double bedroom and a third single bedroom or office. A contemporary three-piece family bathroom completes this level.

Externally, the property benefits from a driveway providing parking for two cars, along with the integral garage. The rear garden has been thoughtfully landscaped, featuring a wooden pergola leading to a paved patio area, creating an ideal space for outdoor dining and relaxation. This impressive home offers modern living in a highly desirable location.

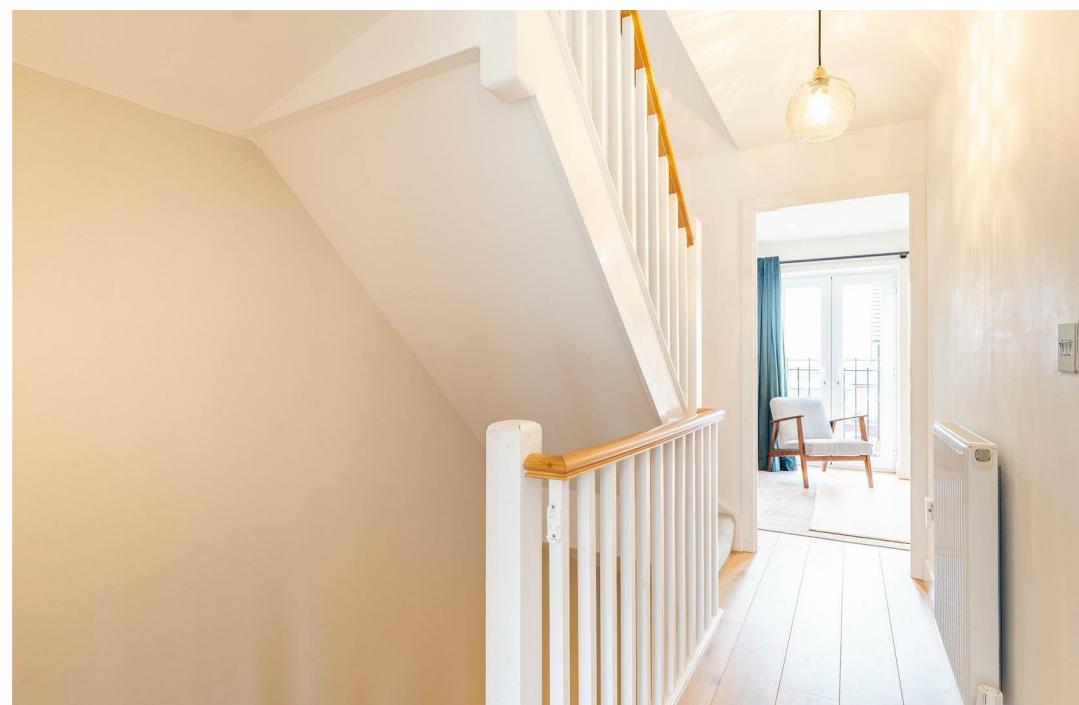














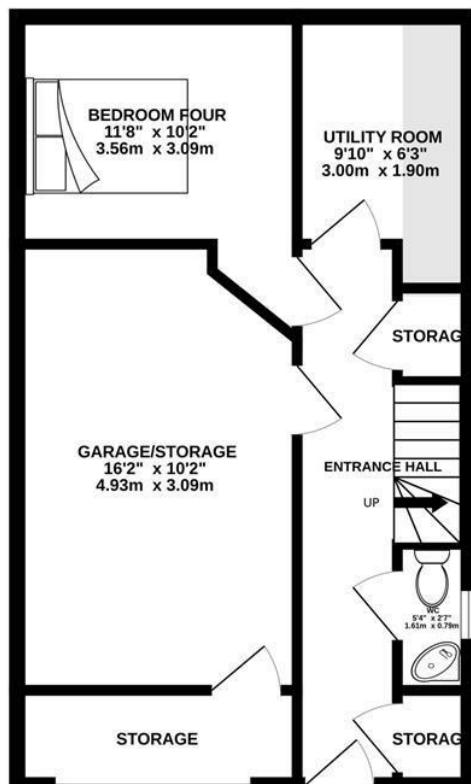




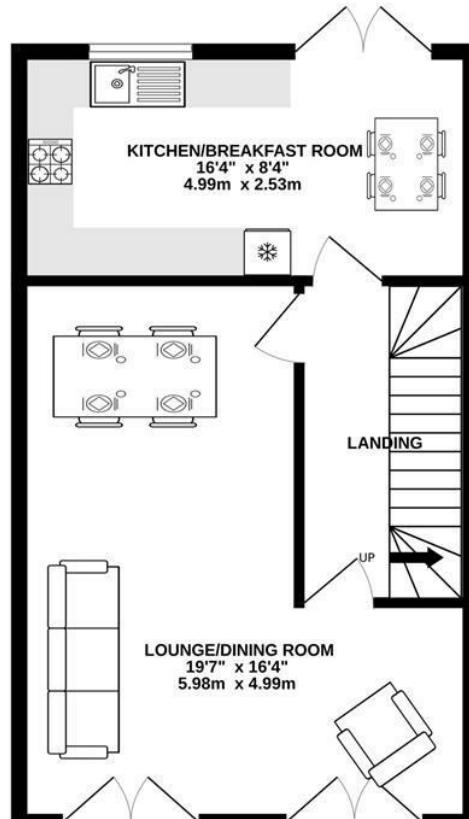


BEN ROSE

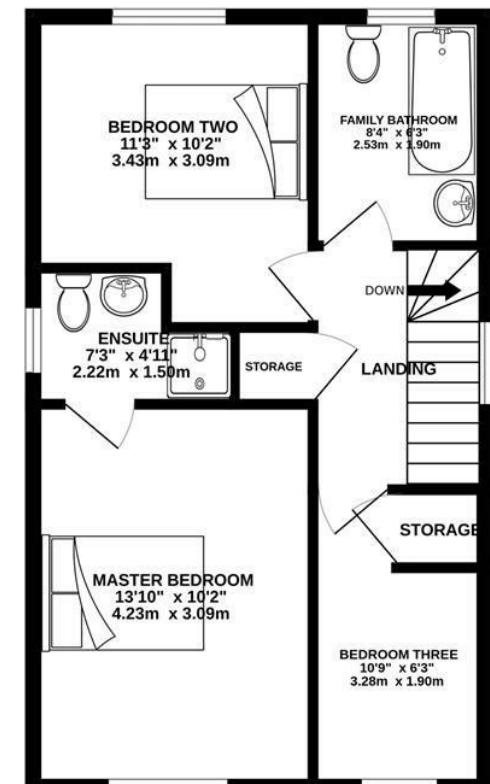
GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

