



**College Drive, Horwich, Bolton**

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated three-bedroom semi-detached home, ideally suited to families and couples alike. Thoughtfully designed with modern living in mind, the property offers a welcoming layout with stylish finishes throughout. Located in the ever sought-after area of Horwich, Lancashire, the home benefits from a fantastic range of nearby amenities including shops, schools and leisure facilities. Excellent transport links are close by, with Blackrod railway station providing direct services, strong bus links into Bolton and Wigan, and convenient access to the M61 motorway network. For those who enjoy the outdoors, the scenic Rivington Pike and surrounding countryside are just a short drive away.

Upon entering the property, you are greeted by a bright entrance hall that sets the tone for the rest of the home, with access to a convenient ground floor WC. The spacious lounge is tastefully decorated and offers a comfortable space to relax, flowing naturally down a small set of steps into the kitchen/dining room. This modern fitted kitchen provides ample storage and workspace, while the dining area is ideal for both everyday meals and entertaining, enhanced by French doors that open directly onto the rear garden. Stairs from the lounge lead up to the first floor.

The first floor comprises a generous master bedroom, beautifully presented and benefiting from its own private ensuite. Bedroom two is a further well-proportioned double room, while bedroom three offers flexibility as a single bedroom, nursery or home office, catering perfectly to modern lifestyles.

Externally, the property boasts a driveway providing off-road parking for two cars. To the rear, the landscaped garden features a raised wooden patio seating area, perfect for outdoor dining, with steps leading down to a neatly lawned garden bordered by mature plants and shrubs. This charming outdoor space, combined with the home's stylish interior and desirable location, makes this a wonderful opportunity not to be missed.



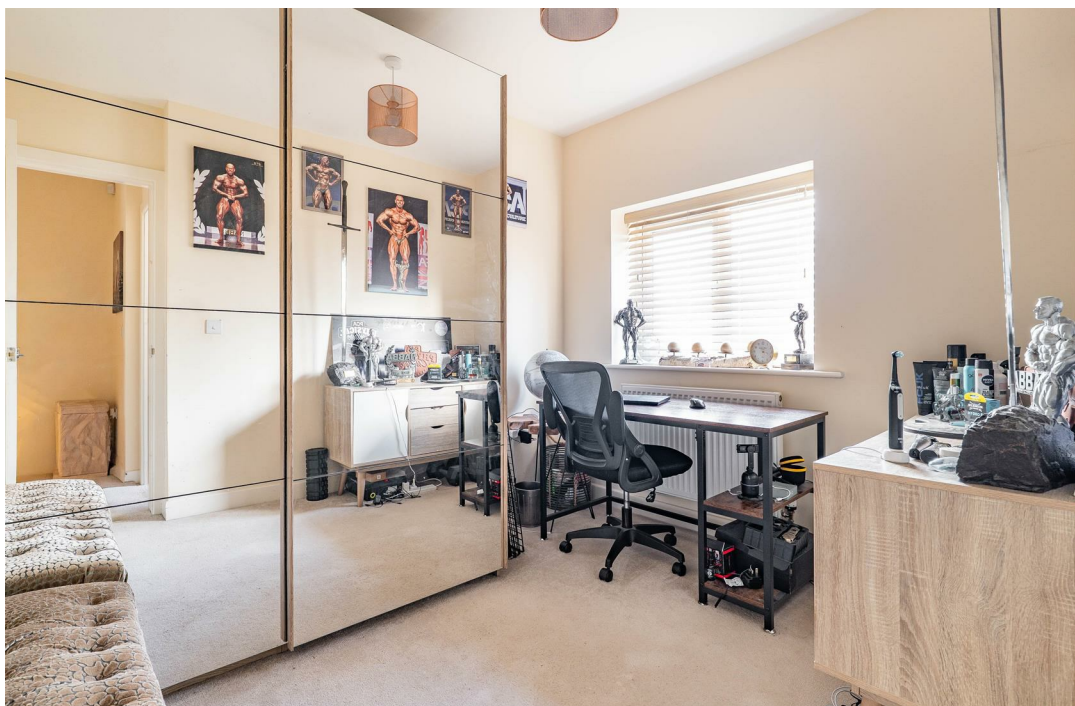










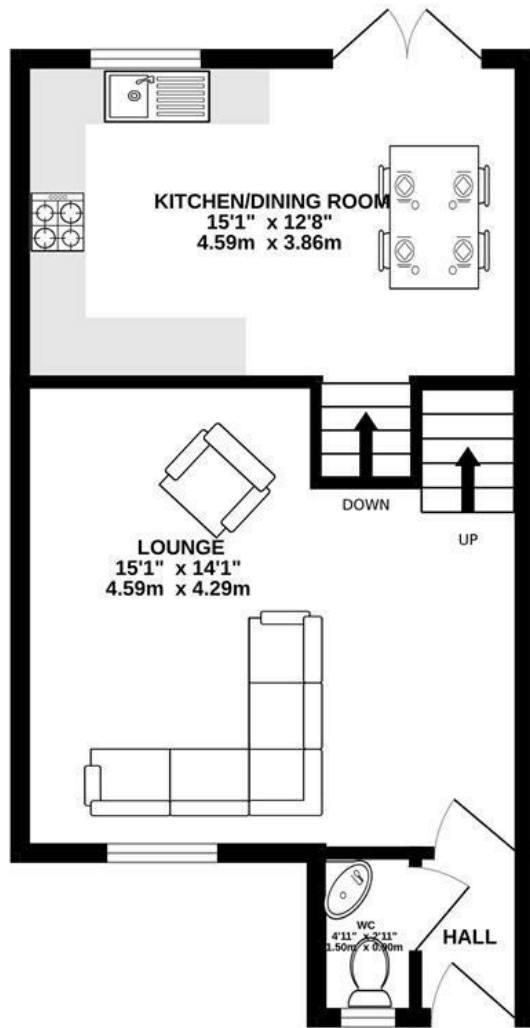




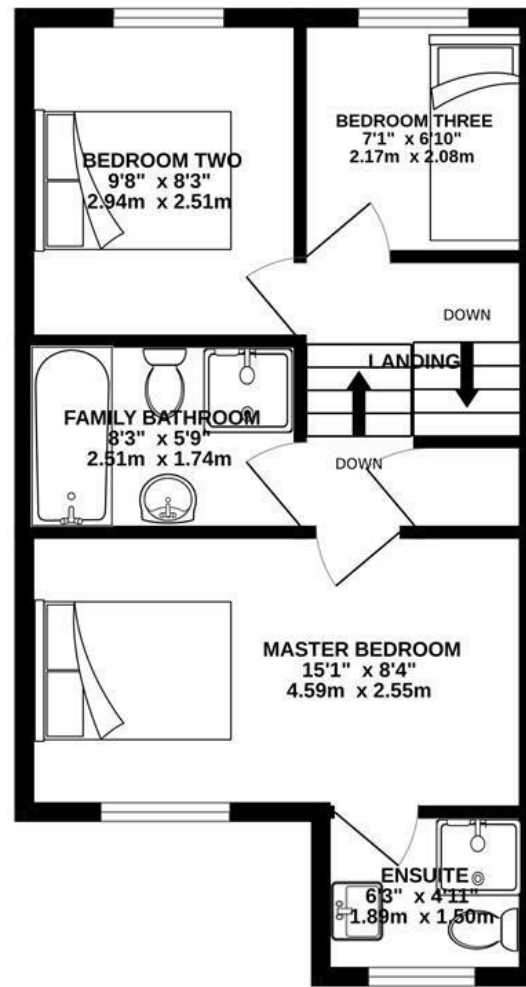




GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

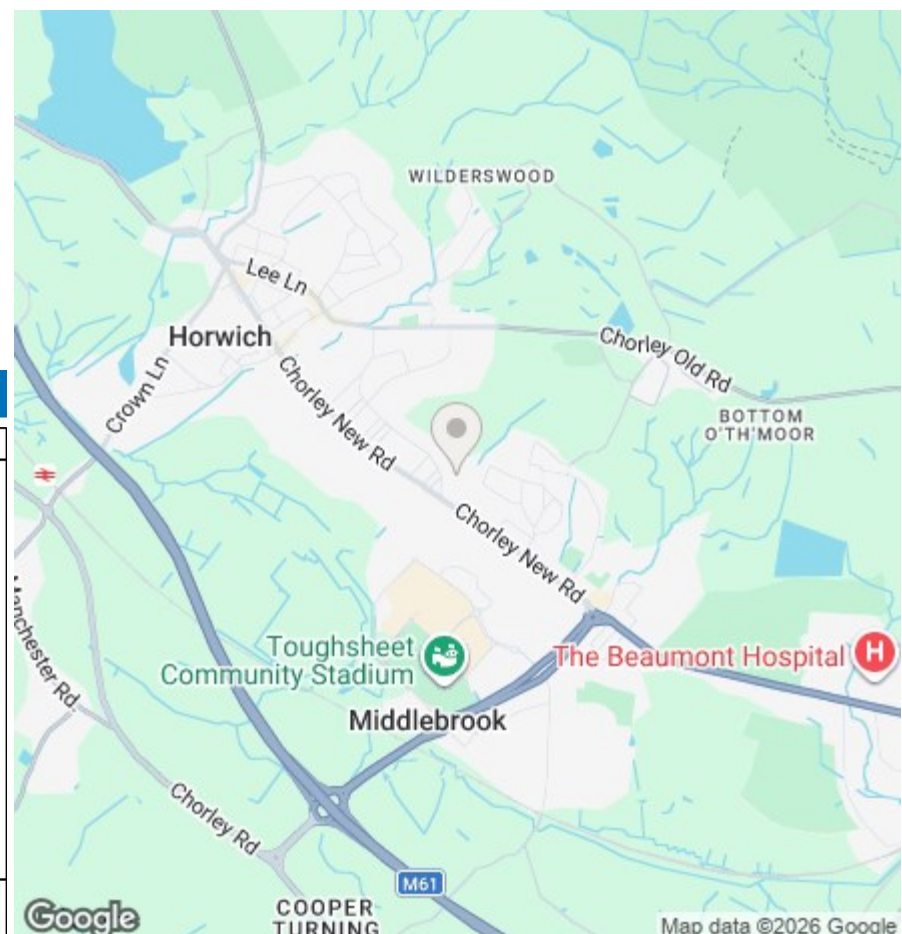


TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

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		<b>96</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	