BEN ROSE



Ardley Road, Horwich, Bolton

Offers Over £234,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot in the popular and well-established town of Horwich. Offering a well-balanced combination of character, practical living space and attractive outdoor areas, the property is ideally suited to families looking for a comfortable home with excellent access to local amenities and transport links. Horwich provides a wide range of everyday facilities including shops, supermarkets, schools, cafés and restaurants, while the nearby Middlebrook Retail & Leisure Park offers an extensive selection of retail, dining and entertainment options. For commuters, Horwich Parkway railway station provides regular services towards Manchester and Preston, while the M61 is easily accessible, providing convenient connections towards Bolton, Manchester and the wider North West. The surrounding area also benefits from access to countryside and popular attractions including Rivington and the West Pennine Moors, providing excellent opportunities for walking and outdoor recreation.

Entering through the porch, you are welcomed into a bright and airy reception hall, with the staircase rising to the first floor and doors leading naturally into the principal ground-floor accommodation. To the right is the spacious front lounge, a comfortable and characterful reception room centred around a recessed traditional gas fire with raised hearth. A large bay-fronted window allows plenty of natural light to fill the room, complemented by vinyl plank flooring and a coved ceiling. Continuing along the hallway, the generously proportioned dining room provides ample space for family meals and entertaining, with matching vinyl plank flooring, a coved ceiling and attractive wooden double French doors opening directly onto the patio and rear garden. Straight ahead is the modern fitted galley kitchen, which benefits from a range of integrated appliances, newly fitted tiled terrazzo flooring and windows overlooking the rear garden and side aspect, creating a bright and practical space for everyday family life. An external door positioned beneath the stairs provides useful access to the side of the property and connects conveniently to both the front and rear gardens.

To the first floor are three well-proportioned bedrooms, providing flexible accommodation for a growing family, guests or those requiring space to work from home. The master bedroom enjoys pleasant views over the rear garden, creating a peaceful outlook, while bedroom two is positioned to the front of the property and benefits from a front-facing window. Bedroom three also overlooks the front and is finished with vinyl plank flooring. Completing the first floor is the three-piece family bathroom, which is fitted with an overhead shower and provides a practical facility for the household.

Externally, the property enjoys the considerable benefit of occupying a corner plot. To the front is a tarmacked driveway providing parking for one car, alongside a landscaped gravelled area with mature planting and a central flagged pathway leading to the entrance. Gated access to the left provides a useful route down the side of the property to the rear garden and side entrance door. The rear garden offers an excellent outdoor space for family enjoyment, with a substantial lawned area occupying the left-hand side, complemented by gravelled borders to the side and rear. To the right is a large paved seating area, ideal for outdoor dining and entertaining, which leads towards a wooden summer house positioned in the rear corner. Combining attractive presentation, well-planned accommodation and appealing gardens with the convenience of Horwich's amenities and excellent transport connections, this is a wonderful family home that offers both comfort and versatility in a sought-after location.





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Russell Hobbs

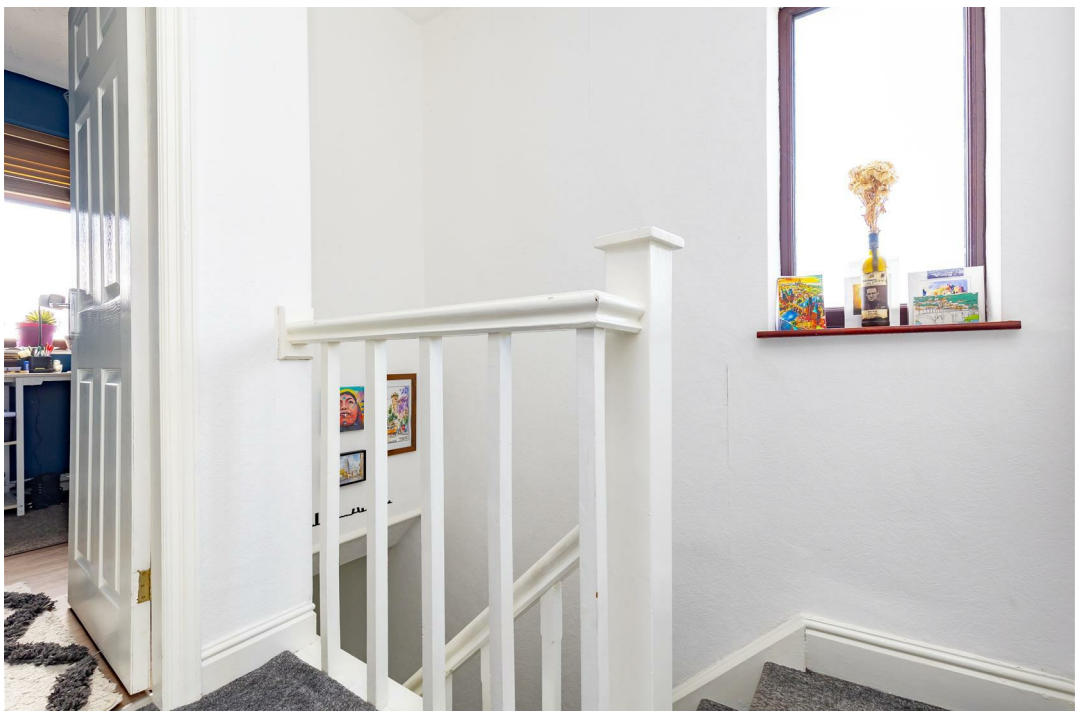










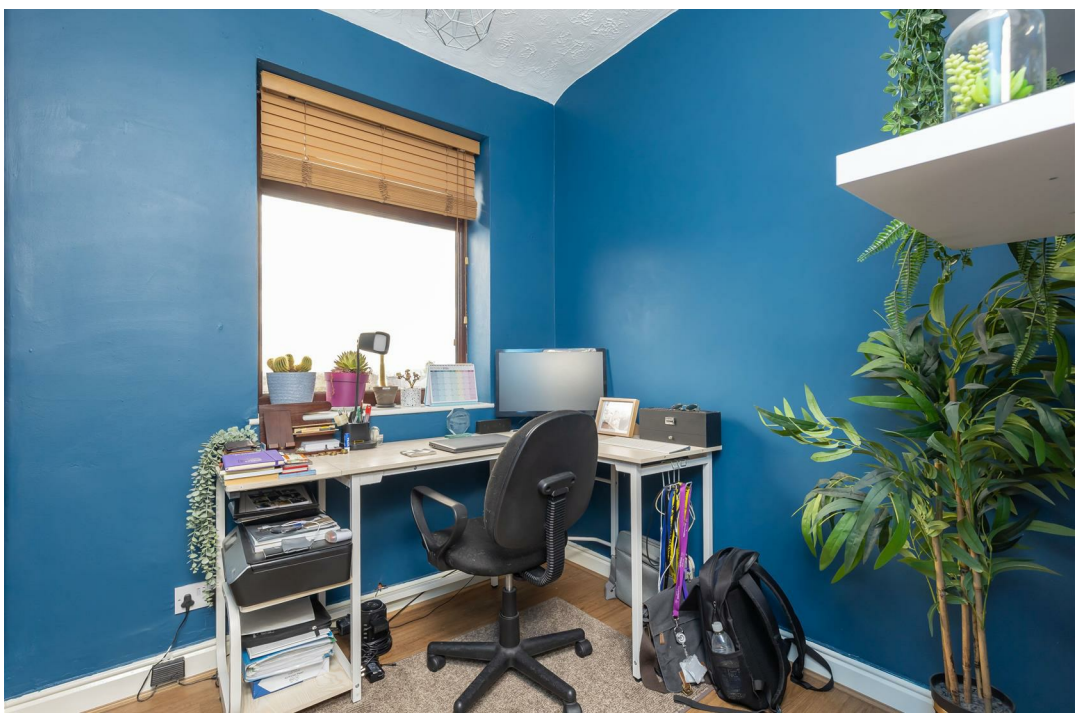












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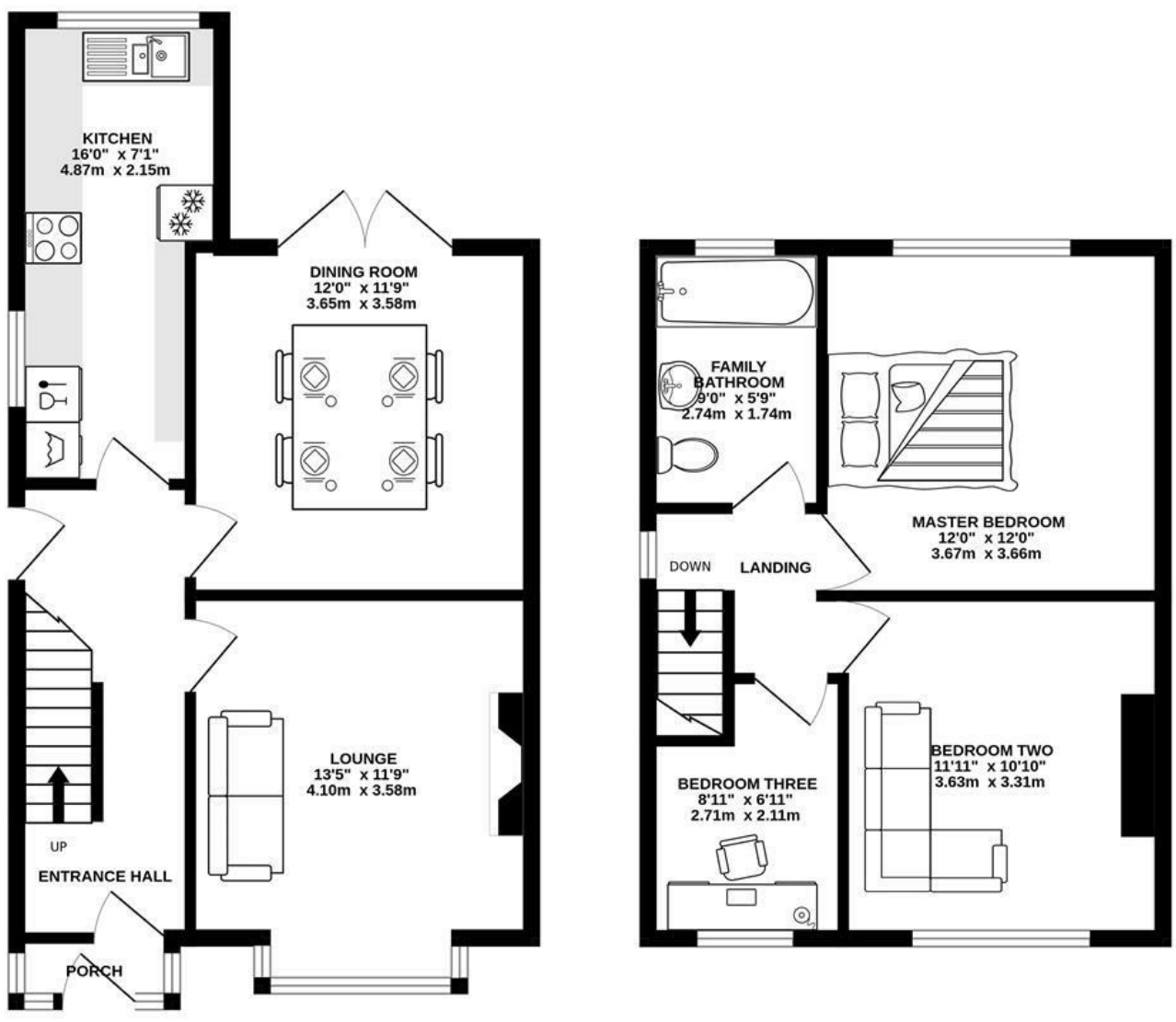




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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

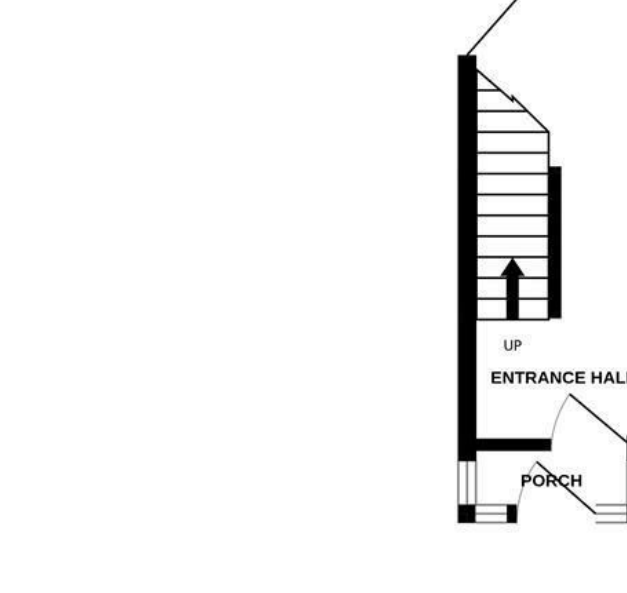
1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

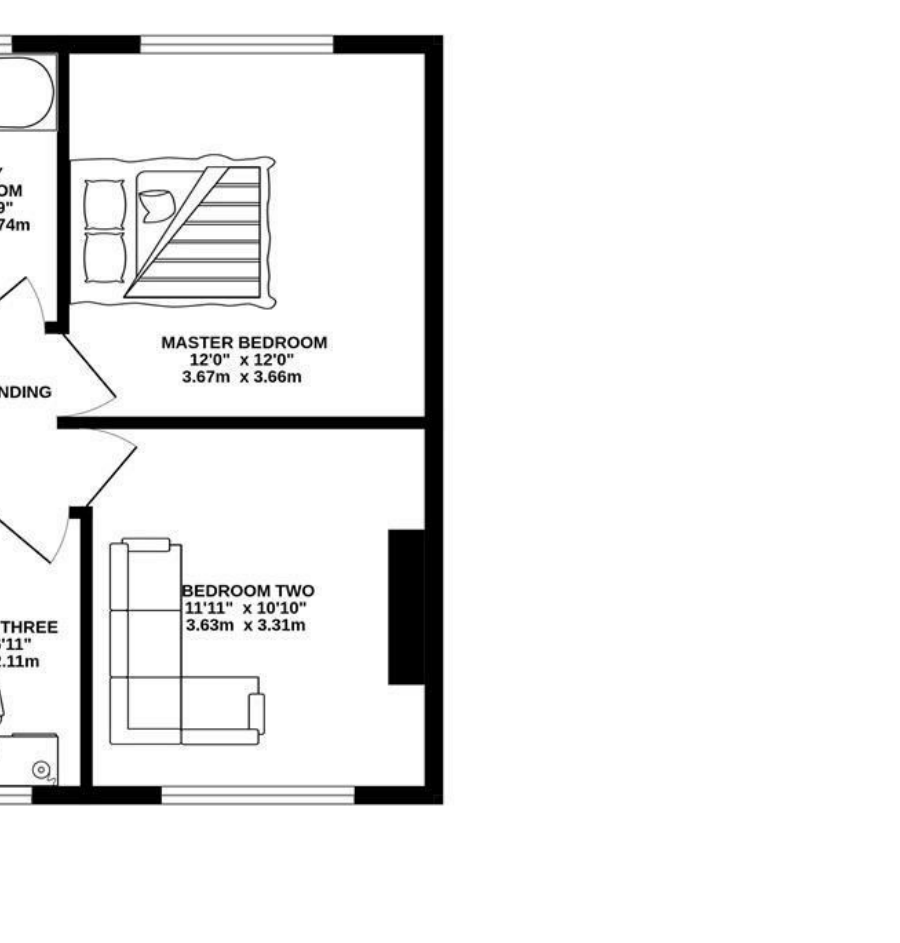


TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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.





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