



**Lancashire Way, Horwich, Bolton**

**Offers Over £309,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached home, located in a highly sought-after area of Horwich, Lancashire. Perfectly suited for families or couples looking for a move-in ready property, this home has been finished to a high standard throughout and offers spacious, modern living in a quiet and well-established residential neighbourhood. Situated just a short distance from Horwich town centre, the home benefits from an excellent range of local amenities including shops, restaurants, supermarkets, and well-regarded schools. For those needing to commute, the property enjoys superb travel links with Horwich Parkway train station just a short drive away, offering direct connections to Manchester and beyond. The M61 motorway is also easily accessible, providing quick links to Bolton, Preston, and Manchester. Additionally, the popular Middlebrook Retail Park and scenic Rivington countryside are nearby, offering both convenience and leisure opportunities.

As you enter the home, you are welcomed into a bright and spacious lounge that provides a warm and inviting space for relaxing or entertaining. From here, you are led into the main hallway which offers access to the staircase and the heart of the home – the stunning open-plan kitchen diner. This space is bathed in natural light and features ample room for both cooking and dining, making it ideal for family living and hosting guests. The kitchen itself has been thoughtfully designed with modern units, quality fittings, various integrated appliances and offers direct access to the rear garden through patio doors. Off the kitchen is a separate utility room, adding further practicality to the layout, while a convenient downstairs WC completes the ground floor.

Heading upstairs, the first-floor landing leads to three well-proportioned, double bedrooms, each offering comfortable and stylish accommodation. The generously sized master bedroom boasts its own modern en suite, adding a touch of luxury and privacy. The remaining two bedrooms are also of a good size, making them ideal for children, guests, or even a home office. A contemporary family bathroom, finished with quality fixtures and fittings, serves the additional bedrooms and completes the first floor.

Externally, the property continues to impress. To the front, there is a private driveway with space to accommodate two vehicles, access to an integral garage, and a neatly maintained lawn with mature bushes offering kerb appeal. The rear garden is fully enclosed and has been thoughtfully landscaped to provide a low-maintenance outdoor retreat, featuring a patio area perfect for outdoor dining, and a astroturf lawn – ideal for children or pets to play.

In summary, this is a superbly finished, move-in ready family home in a fantastic location, offering modern living, ample space, and excellent access to amenities and transport. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.





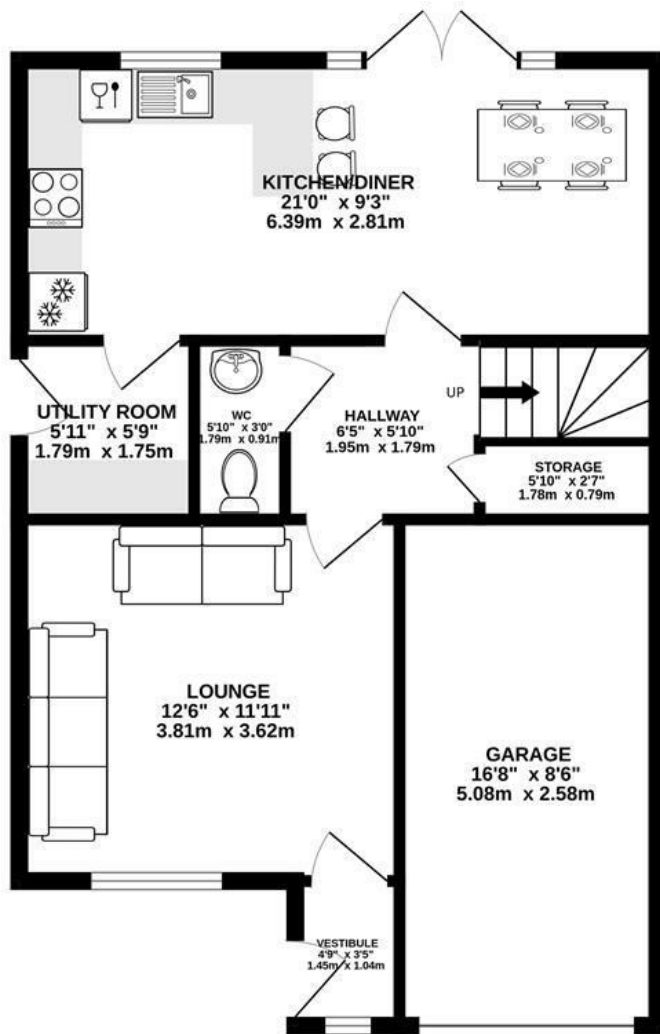




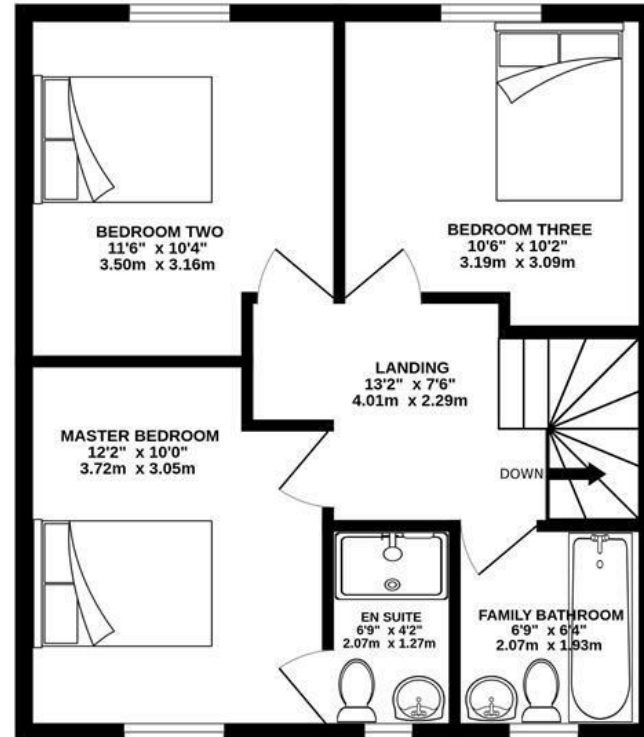




GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

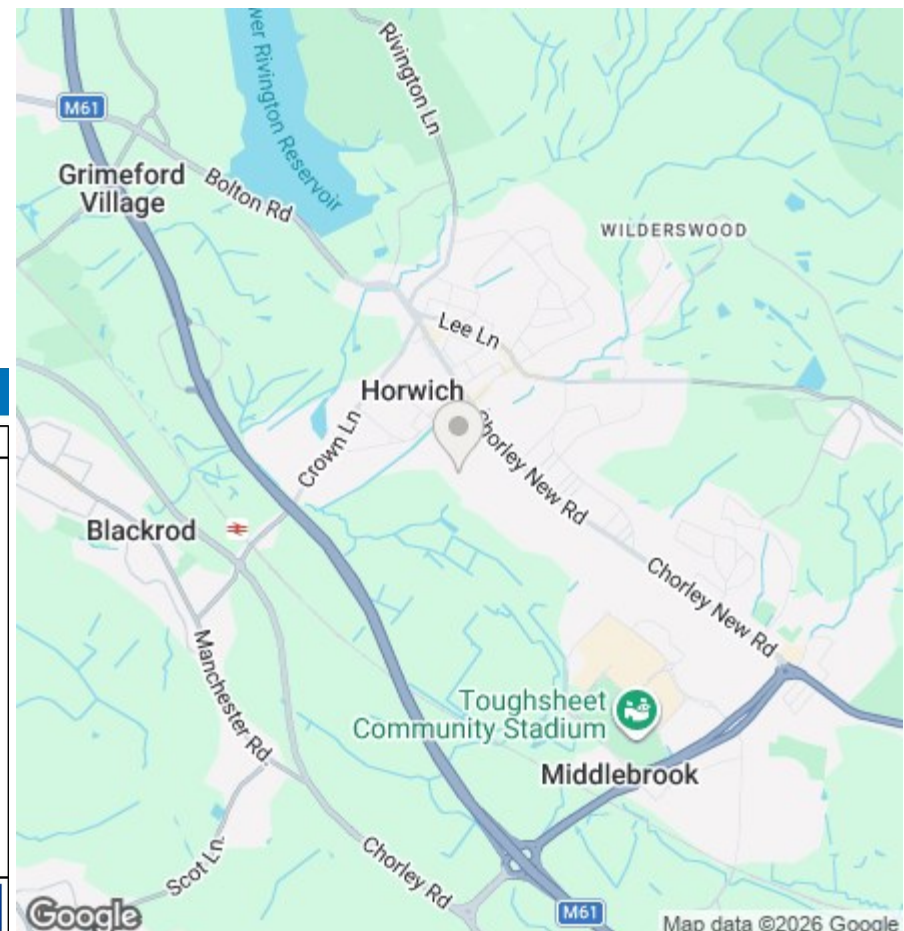


TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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) <b>A</b>		<b>94</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	