REDMAN CASEY ESTATE AGENTS

33 Higher Barn, Horwich, Bolton, BL6 6RD

£475,000

Having Undergone a complete back to brick renovation this detached property will offer stunning accommodation with luxury kitchen and bathrooms and finished to a very high standard throughout. Offering excellent accommodation with an open plan 34' Living Kitchen Diner fitted with 'Nobilia' kitchen and built in Hotpoint and AEG appliances, 4 bedrooms and 3 bathroom fitted with Hans Grohe fittings, parking for 3-4 cars and garage. Cat6 connections throughout Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

- 4 Bedrooms
- Open Plan Living Dining Kitchen
- Fully Renovated
- EPC Rating TBC
- 2 En - Suite Shower Rooms
- Parking for 3 Cars
- No Chain
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located and offering views over farmland and beyond to the front this detached property is undergoing a stunning transformation into a modern and contemporary family home. The back to brick renovation offers exceptional accommodation which incorporated designer kitchen and bathrooms and a top class finish throughout. The property comprises : porch, open plan 34' living dining kitchen, two bedrooms one with walk in wardrobe and en suite shower room, family bathroom. To the first floor there are two further bedrooms one with en suite shower room. Outside there is an extensive driveway with parking for 3-4 cars leading to a single garage and to the rear a private garden with timber decking and lawned garden. Viewing will be essential to appreciate all that the property offers and the condition. Sold with no chain and vacant possession.

Porch
Door to:

Living Dining Kitchen 34'0" x 11'0" (10.36m x 3.36m)
Fitted with a matching range of modern base and eye level units by 'Nobila' with drawers and complementary worktop space over, built in pantry cupboards, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring induction hob with down draft extractor, built-in combination microwave, Upvc double glazed window to side, two double radiators, LVT Click flooring, two wall lights with recessed spotlights, patio door to rear gardens, Upvc double glazed 'French' doors to front with glass 'Juliet ' balcony, views of open farmland and beyond, door to:

Hallway
Built-in under-stairs storage cupboard, LVT Click flooring, stairs, door to:

Bedroom 3 9'0" x 11'8" (2.74m x 3.56m)
Upvc double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising panelled bath, wall mounted wash hand basin in vanity unit with drawers and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, Upvc double glazed frosted window to side, heated towel rail, tiled flooring.

Bedroom 1 10'8" x 11'8" (3.24m x 3.56m)
Upvc double glazed window to front, radiator, door to:

Walk-in Wardrobe
Open plan, door to:

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Shower Room
Fitted with three piece white suite comprising tiled double shower enclosure with power shower over, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and heated towel rail, extractor fan ceramic tiling to all walls, Upvc double glazed frosted window to side, tiled flooring.

Landing
UPVC double glazed window to side, door to built in storage cupboard, door to:

Bedroom 2 11'1" x 11'2" (3.39m x 3.41m)
Radiator, uPVC double glazed door with glass 'Juliet' balcony views of open farmland and beyond, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin in vanity unit with under and mixer tap, tiled double shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to side, ceramic tiled flooring.

Boiler Cupboard
Built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water.

Bedroom 4 9'10" x 11'2" (3.00m x 3.41m)
Skylight to side built in storage cupboard, radiator.

Outside
Front garden with extensive tarmac driveway offering parking for 3-4 cars leading to the single garage, paved patio area well stocked flower and shrub borders.
Rear, private enclosed garden with lawn and paved patio area enclosed by fencing to rear and side, gated side access, raised planters to rear.

Garage
Attached integral brick built single garage with side personal door, power and light connected, built in base units, plumbing for washing machine. window to side, metal double doors, door to garden:

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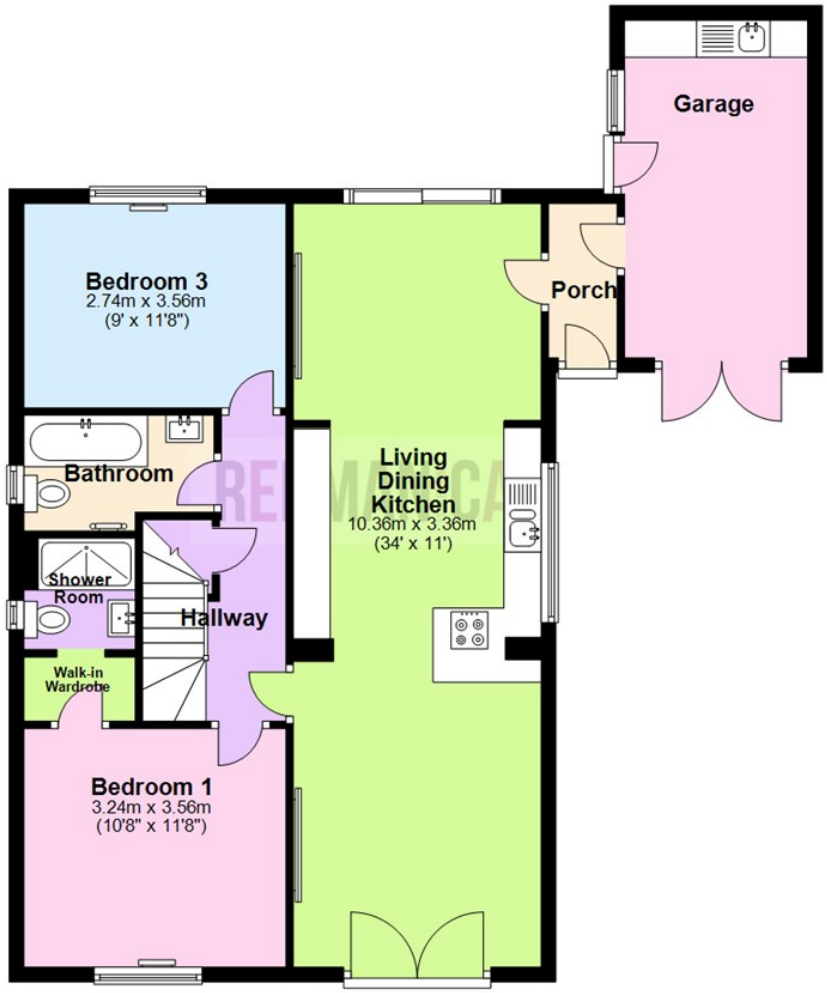
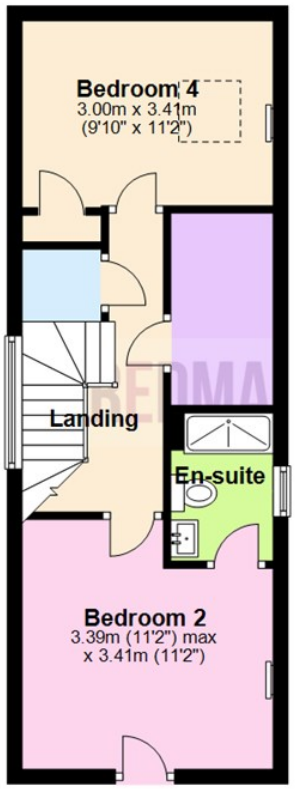
Ground Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 109.4 sq. metres (1178.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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