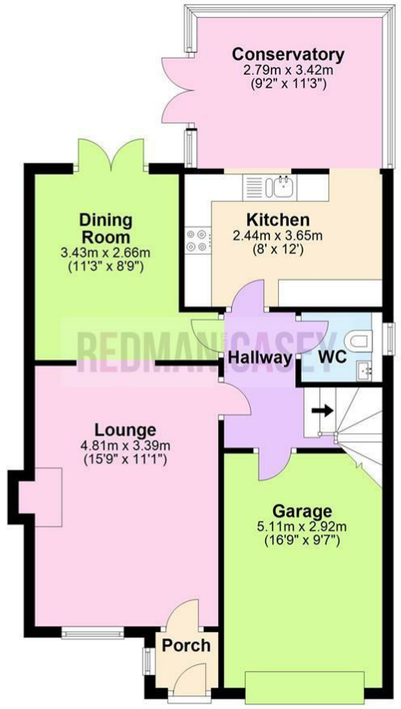
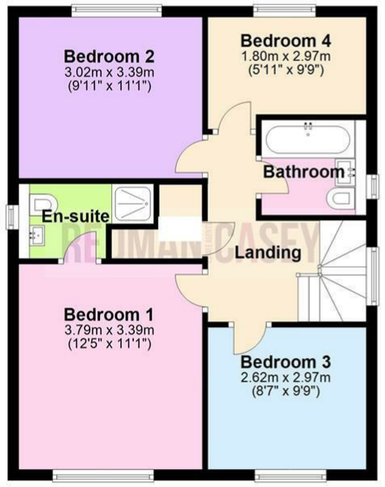
## Ground Floor
Approx. 54.7 sq. metres (588.6 sq. feet)

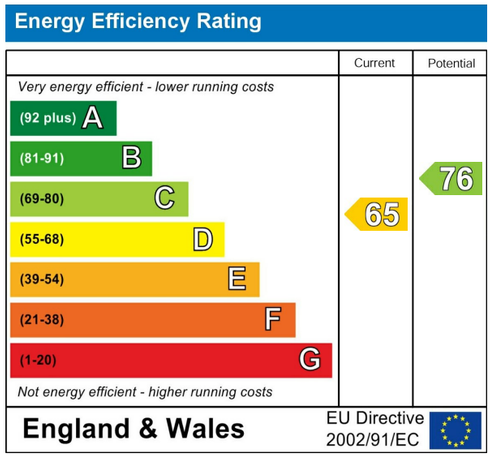


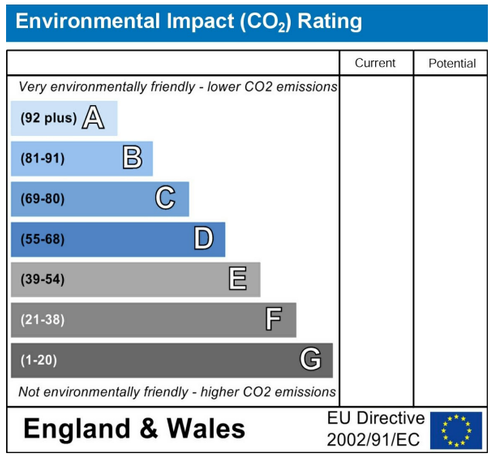

## First Floor
Approx. 53.8 sq. metres (579.4 sq. feet)




Total area: approx. 108.5 sq. metres (1168.0 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.




REDMAN CASEY ESTATE AGENTS

## 32 Brooklands, Horwich, Bolton, BL6 5RW

Deceptively spacious 4 bedroom detached property offering excellent family accommodation throughout. The property benefits from gas central heating and double glazing and has been modernised and updated throughout by the current owner including bathroom and en-suite and kitchen, along with general decoration and garden. The property boasts 4 generous bedrooms two receptions plus conservatory well proportioned gardens and extensive driveway leading to an integral single garage with plumbing for washer. Ideally located for access to local amenities, shops and schools, viewing is essential.

## Offers In The Region Of £345,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

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Located on this ever popular residential estate this 4 bedroom detached property offers excellent accommodation and has been updated by the current owner over the last couple of years to include bathroom and en-suite, kitchen, cloakroom and remodelled rear garden room. The property comprises :- Entrance hall, lounge, dining room, conservatory, kitchen and cloakroom wc. To the first floor there are 4 generous bedrooms, the master having en suite shower room and a family bathroom with modern three piece suite. Outside there are open plan gardens to the front along with driveway parking for leading to an integral garage and a private rear garden with lawn, large paved patio. Viewing is essential to appreciate all that is on offer.

**Porch**
UPVC double glazed window to side, radiator, laminate flooring, double glazed entrance door, door to:

**Lounge**
15'9" x 11'1" (4.81m x 3.39m)
UPVC double glazed window to front, coal effect gas fire set in timber surround and granite inset and hearth, double radiator, laminate flooring, two wall lights, coving to ceiling, archway, door to:

**Dining Room**
11'3" x 8'9" (3.43m x 2.67m)
Upvc double glazed 'French' door to garden, radiator, laminate flooring, coving to ceiling, door to:

**Hallway**
Stairs to first floor landing, door to:

**WC**
UPVC frosted double glazed window to side, fitted 2017 with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and WC with hidden cistern, half height quartz tiling to all walls, radiator, vinyl flooring.

**Kitchen**
8'0" x 12'0" (2.44m x 3.65m)
Fitted 2022 with a matching range of modern white base and eye level units with drawers and complementary white quartz worktops with matching upstands, undercounter 1+1/2 bowl sink unit with mixer tap, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, four ring hob with extractor hood over, built-in microwave, open plan, open plan to:

**Conservatory**
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, double radiator, double glazed 'French' door to garden:

**Landing**
UPVC frosted double glazed window to side, Storage cupboard, built-in double storage cupboard, door to:

**Bedroom 1**
12'5" x 11'1" (3.79m x 3.39m)
UPVC double glazed window to front, radiator, ceiling with recessed spotlights, door to:

**En-suite**
Fitted in 2017 with three piece modern white suite comprising wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, quartz tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

**Bedroom 2**
9'11" x 11'1" (3.02m x 3.39m)
UPVC double glazed window to rear, radiator, ceiling with recessed spotlights.

**Bedroom 3**
8'7" x 9'9" (2.62m x 2.97m)
UPVC double glazed window to front, radiator, ceiling with recessed spotlights.

**Bedroom 4**
5'11" x 9'9" (1.80m x 2.97m)
UPVC double glazed window to rear, radiator.

**Bathroom**
Recently refitted with three piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap and wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

**Outside**
Front garden, tarmac driveway to the front leading to garage and with car parking space for car with lawned area and flower and shrub borders, pathway leading to side gate, panelled and mature hedge to front and side.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area, side gated access, outside cold water tap, security lighting.

**Garage**
Integral single garage with power and light connected, wall mounted gas combination serving heating system and domestic hot water plumbing for washing machine space for tumble dryer, Up and over door.

**32 Brooklands, Horwich, Bolton, BL6 5RW**

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