

44 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW



## Offers In The Region Of £275,000

Detached property offering flexible accommodation but requiring updating throughout. this former 4 bedroom detached house has been altered by the current owner and presently bedroom 4 has been turned into a fully fitted out dressing room accessed via the main bedroom but it is an easy switch back to a bedroom. The property offers excellent family accommodation with two generous reception rooms plus a large conservatory, downstairs cloak room. 3 bedrooms ( as is) and a dressing room plus en-suite shower to the master bedroom along with a family bathroom. Outside there are gardens to the front and rear with gravelled areas and patio to the rear along with a detached garage. viewing is essential to appreciate all that is on offer.



Tucked away in the far corner of the estate this detached property offers a fantastic opportunity to remodel and put your own stamp on your forever home. The property does require updating throughout which has been reflected in the price and at present bedroom 4 is a fully fitted dressing room accessed via the master bedroom. Ideally located for access to local amenities, shops, schools and transport this is a property not to be missed. Currently the property comprises:- Entrance hall, cloakroom wc. Lounge archway to dining room,, conservatory,large fitted dining kitchen. To the first floor there is a master bedroom with en suite shower rom and access to former bedroom 4 which has been fully fitted out as a dressing room, two further bedrooms and a family bathroom fitted with a three piece suite. Outside there is a garden to the front with gravelled area driveway to the front and side with parking for 3 cars leading to a single garage. Rear garden with paved patio and gravelled area with mature flower and shrub beds. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

### **Entrance Hall**

Stairs to first floor landing, door to:

### **WC**

Frosted sealed unit double glazed leaded window to front, fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator.

### **Lounge 16'5" x 10'8" (5.01m x 3.26m)**

Double glazed leaded bay window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, radiator, double radiator, two wall lights, coving to ceiling, open plan to:

### **Dining Room 7'10" x 10'9" (2.39m x 3.28m)**

Radiator, two wall lights, coving to ceiling, patio door to Conservatory, door to:

### **Kitchen/Diner 17'2" x 11'11" (5.22m x 3.63m)**

Fitted with a matching range of base and eye level units with contrasting worktop space, wine rack, glazed display units, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and freezer, electric point for cooker, double glazed leaded window to side, double glazed window to rear, built-in storage cupboard, two radiators, part ceramic tiled flooring, part glazed door to garden, door to:

### **Conservatory 15'8" x 9'0" (4.78m x 2.74m)**

Hardwood and half brick construction with sealed unit double glazed windows and polycarbonate roof, power and light connected, ceramic tiled flooring, two windows to rear, four windows to side, hardwood double glazed french doors to garden.

### **Landing**

Door to Storage cupboard, built-in airing cupboard housing, factory lagged hot water cylinder, door to:

### **Bedroom 1 11'11" x 10'10" (3.64m x 3.30m)**

Hardwood double glazed leaded window to front, radiator, laminate flooring, two archways, door to:

### **En-suite**

Fitted with two piece suite comprising inset wash hand basin in vanity unit and shower enclosure, half height ceramic tiling to dado rail to two walls, hardwood frosted double glazed leaded window to front, radiator.

### **Dressing Room Formerly Bed 4 10'11" x 7'7" (3.33m x 2.31m)**

Hardwood double glazed window to rear, window to side, fitted bedroom suite with a range of wardrobes comprising 6 built-in double wardrobes with hanging rails and shelving, fitted matching cupboard and drawers, radiator, laminate flooring.

### **Bedroom 2 11'11" x 8'8" (3.64m x 2.65m)**

Hardwood double glazed leaded window to front, radiator.



**Bedroom 3 10'11" x 7'4" (3.33m x 2.23m)**

Hardwood double glazed window to rear, radiator.

Storage cupboard, built-in airing cupboard housing, factory lagged hot water cylinder.

**Bathroom**

Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, frosted double glazed window to rear, radiator.

**Outside**

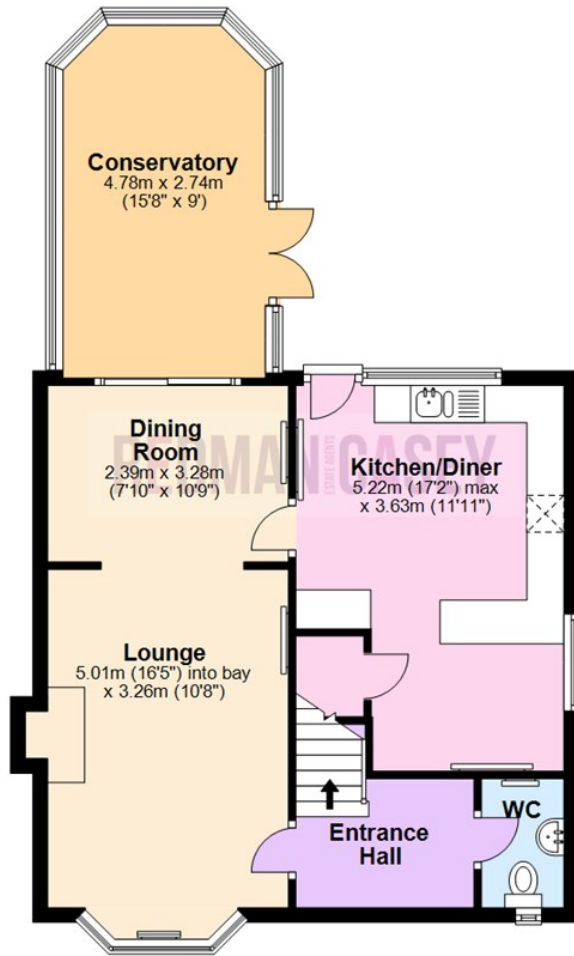
Front garden with gravelled area and mature flower and shrub borders, enclosed by mature hedge to front and side, paved pathway leading to front entrance door, tarmac driveway to the front and side leading to garage and with car parking space for three cars.

Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with gravelled area and mature flower and shrub borders, outside tap access to detached single garage with power connected and eaves stoarge.



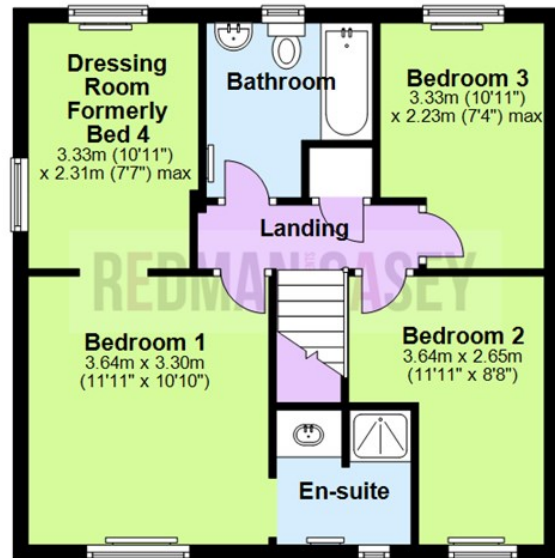
### Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



### First Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 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) <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 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		
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