

19 Higherbrook Close, Horwich, Bolton, Lancashire, BL6 6SQ



£350,000

A stunning detached family home resting on an exceptional plot no doubt one of the biggest on the development. Finished to a high specification and comprising, hall, W.C., study/games room, lounge, dining room, kitchen diner and separate utility. On the upper level there are four double bedrooms with en-suite facilities off the main bedroom and an additional family bathroom. Externally garden and drive to the front leading to detached single garage. To the rear a stunning plot offering versatility for any growing family. Internal and external inspection is highly recommended.

- Four Double Bedrooms
- Exceptional Rear Plot
- Three Reception Rooms
- En-suite
- Superb Condition
- EPC Rating



Positioned on Higherbrook Close, in Horwich this exceptional detached family residence resting on an impressive plot and offered in immaculate order throughout and finished to a high standard and offers flexible and spacious living accommodation comprising; entrance hallway, study/games room, lounge, dining room, kitchen diner, utility and W.C. . On the upper level there are four double bedrooms with the main principle bedroom offering en-suite facilities. There is a family bathroom and outside to the front a garden with driveway leading to a detached single garage. To the rear a stunning with gardens and patio. The property is well located for Middlebrook retail park, motorway access and train station to cities such as Manchester, bus routes, regarded schooling from primary to secondary education. Horwich centre is to hand with local businesses, shops, cafes, pubs and restaurants. Internal and external inspection is simply a must to fully appreciate.

Hallway

Inviting entrance hall with doors leading to further accommodation, stairs rise to upper level, wall mounted radiator, solid bamboo flooring.

Study 11'1" x 8'6" (3.37m x 2.59m)

A useful and versatile space with a multitude of uses. The room can be accessed from the hall with double glazed bay style window to front elevation, power points, wall mounted radiator, solid bamboo flooring.

WC

A two piece suite with low level W.C., vanity wash basin, tiled floor, double glazed frosted window, wall mounted radiator.

Lounge 14'1" x 10'11" (4.28m x 3.34m)

Double glazed bay window to front elevation, power points, solid bamboo flooring, wall mounted radiator, timber and glass panelled French style doors lead to dining room providing open plan or segregated space.

Dining Room 9'2" x 10'11" (2.79m x 3.34m)

Formal or informal dining room with access via the kitchen or from the lounge with a continuation of solid bamboo flooring, power points, upvc & glass panelled French doors lead to rear garden and patio. Wall mounted radiator, power points.

Kitchen/Diner 9'2" x 14'5" (2.79m x 4.39m)

A modern styled fitted kitchen offering a range of wall and base units with contrasting work surfaces, splash back tiling, tiled flooring, ample space for dining if needed, power points, integrated oven & grill with separate four hob gas burner with stainless steel extraction canopy over, inset single & quarter drainer sink with mixer tap. double glazed windows to rear overlooking the rear garden and patio, door to dining room, door to hall.



Utility 5'11" x 8'6" (1.81m x 2.59m)

Utility room with a range of fitted wall and base units with contrasting work surfaces, splash back tiling to compliment, power points, inset single drainer sink with mixer tap, plumbed for washing facilities, tiled floor, door to side aspect.

Landing

Stairs rise to upper level to spacious landing with doors leading to further accommodation.

Bedroom 1 13'8" x 10'11" (4.16m x 3.34m)

Main bedroom a good sized double room with space for free standing or built in wardrobes, bay style double glazed window to front elevation. Wall mounted radiator, power points, door leads to modern and contemporary ensuite.

En-suite

Chic and contemporary ensuite with shower in recess with glass door, low level W.C., vanity wash basin with under storage, partial tiled elevations, tiled floor, double glazed frosted window.

Bedroom 2 9'5" x 14'5" (2.86m x 4.39m)

A good sized double room bedroom positioned towards the rear aspect with double glazed window overlooking the rear garden, power points, space for free standing or built in wardrobes, wall mounted radiator.

Bedroom 3 12'0" x 8'2" (3.67m x 2.50m)

Another good sized bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window.

Bedroom 4 9'5" x 10'11" (2.86m x 3.34m)

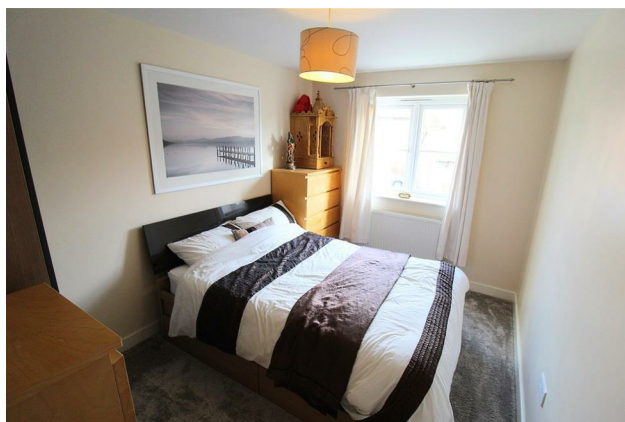
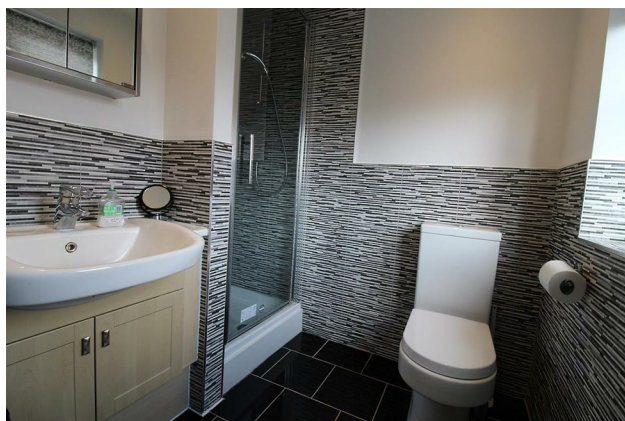
Accessed off the landing with double glazed window, power points, wall mounted radiator, space for wardrobes.

Bathroom

Modern styled bathroom suite with low level W.C. with concealed cistern, panelled bath with mixer tap and shower attachment, vanity wash basin with under storage, partial tiled elevations, double glazed frosted window.

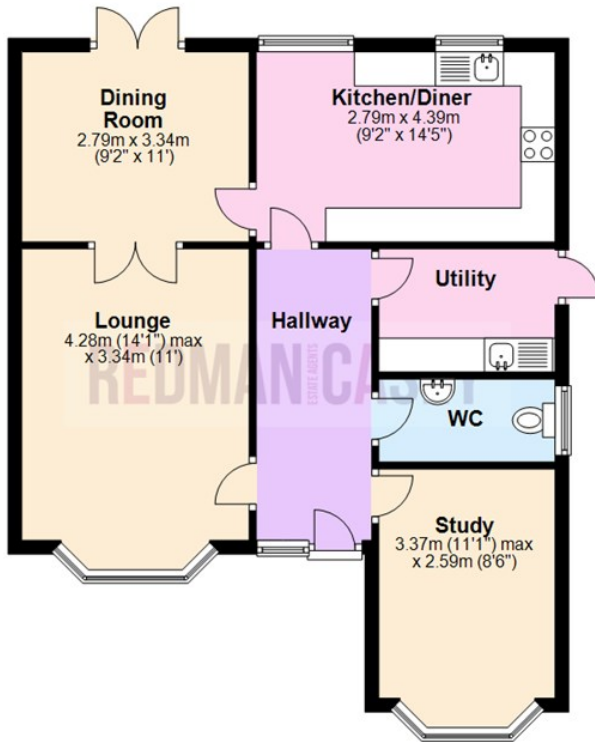
Outside

To the front aspect a lovely garden area with grass, gravel bedded area and flagged path leading to front door. Adjacent driveway leading to detached single garage. To the rear a superb plot an exceptional garden with stone flagged patio area and expansive laid lawn that extends behind the garage and has surrounding fencing as borders.



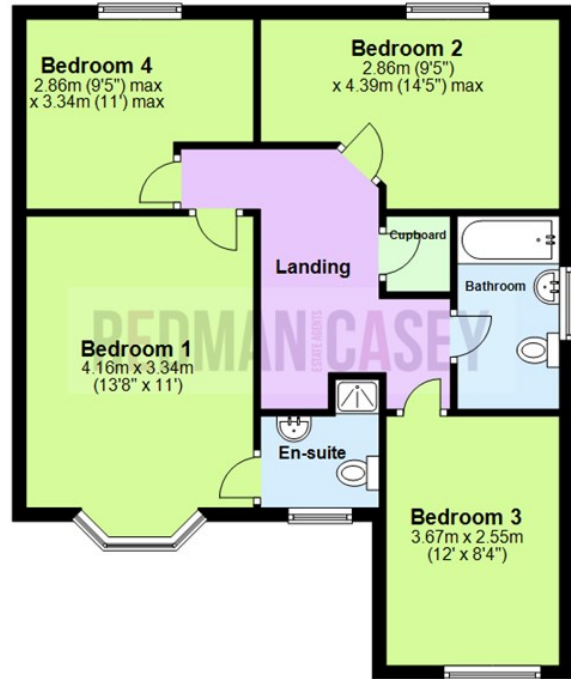
Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



Total area: approx. 125.1 sq. metres (1346.6 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

