



5 Ridgmont Drive, Horwich, Bolton, BL6 6RR

REDMAN
CASEY ESTATE AGENTS

**5 Ridgmont Drive
Horwich
Bolton
BL6 6RR**

Don't judge a book by its cover is certainly true with this stunning and deceptively spacious extended dormer bungalow. The property has been meticulously modernised and extended to provide a simply beautiful family home. Offering spacious accommodation with over 2100sqft of living space the property must be viewed to appreciate the attention to detail throughout this superb property. With th4 reception rooms including a stunning open plan family living dining kitchen, utility, 4 generous bedrooms, five piece family bathroom and separate shower room. Extensive driveway leading to an integral garage, lawned gardens to front and rear with multiple patio areas. Viewing is essential to appreciate all that is on offer

Located in this highly sought after area of New Chapel Horwich, this deceptively spacious property offers stunning accommodation throughout which has been modernised and improved to the highest of specifications, and extended to provide over 2100 sqft of living accommodation. Hand built kitchen and staircase offer a touch of luxury very rarely found. The property comprises, porch, entrance hallway with feature staircase leading to the first floor, lounge , sitting room, open plan living kitchen diner with a hand built range of kitchen units with quartz work surfaces. utility and sun lounge over looking the rear garden, Bedroom 4 and luxury five piece bathroom. To the first floor there are three further generous bedrooms and a shower room. Outside there is a extensive driveway and lawned garden to the front and private enclosed garden to the rear with lawn and multiple patio areas. Ideally located in this quiet cul de sac the property benefits from easy access to local amenities, countryside walks and transport links for both road and rail within 2 miles. Viewing is highly advisable to appreciate al that is on offer with this stunning property.





Porch

UPVC double glazed window to side, uPVC double glazed double door, door to:

Entrance Hall

Radiator, stairs, double door, door to:

Bedroom 4

12'9" x 11'9" (3.89m x 3.58m)

UPVC double glazed window to front, radiator.

Bathroom

Fitted with five piece white suite comprising roll top bath with ornamental feet, hand shower attachment over and mixer tap, wash hand basin on vanity wash unit with cupboards under and mixer tap, tiled double shower enclosure with glass screen and bidet, WC with hidden cistern granite work surfaces, uPVC double glazed window to rear, double radiator, laminate flooring, ceiling with recessed spotlights.

Lounge

16'3" x 12'3" (4.95m x 3.74m)

UPVC double glazed bay window to front with cast- iron stove with glass door in chimney, timber mantle over, double radiator, oak flooring, open plan, door to:

Sitting Room

12'10" x 10'2" (3.92m x 3.10m)

Fireplace, oak flooring, double bi-fold door, door to:

Sun Room

Two uPVC double glazed windows to rear, four double glazed skylights, uPVC double glazed French doors to garden.

Living/Kitchen/Diner

26'9" x 16'3" (8.15m x 4.95m)

Fitted with a matching range of cream pale grey oak base and eye level units with complementary light grey sparkle quartz worktops, 1+1/2 bowl under counter stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in gas range with extractor hood over, window to rear, two windows to side, two uPVC double glazed windows to rear, uPVC double glazed window to side, fourdouble glazed velux skylight, double radiator, tiled flooring, uPVC double glazed french doors to garden, open plan, door to:

Utility

5'10" x 9'2" (1.78m x 2.79m)

Fitted with a matching range of pale grey base and eye level units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed door to garden, door to:



Garage

Integral single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

Landing

UPVC double glazed window to rear, vaulted ceiling with recessed spotlights, double door to Storage cupboard, door to:

Bedroom 1

21'7" x 10'11" (6.58m x 3.34m)

UPVC double glazed window to rear, built-in double wardrobe with hanging rails and shelving, built in eaves storage cupboards, Storage cupboard, three radiators, vaulted ceiling with recessed spotlights, door to two Storage cupboard, double door to Storage cupboard, double door, door to:

Bedroom 2

11'9" x 9'9" (3.59m x 2.98m)

UPVC double glazed window to front, double glazed velux skylight, two radiators, vaulted ceiling with recessed spotlights, double door, double door to Storage cupboard, door to:

Bedroom 3

11'0" x 8'5" (3.35m x 2.57m)

UPVC double glazed window to front, radiator, vaulted ceiling with recessed spotlights.

Shower Room

Fitted with three piece modern white suite comprising tiled shower cubicle with electric shower over, inset wash hand basin with cupboards under and mixer tap and low-level WC full height ceramic tiling to two walls, uPVC double glazed window to rear, radiator, vinyl flooring, vaulted ceiling with recessed spotlights, door to Storage cupboard, door to:

Outside

Established front garden, driveway to the front and side leading to garage and with for three four cars, paved pathway leading to front entrance door with lawned area and mature flower and shrub borders, enclosed by dwarf brick wall and mature hedge to front and sides. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area, paved pathway and mature flower and shrub borders, further paved sun patio.





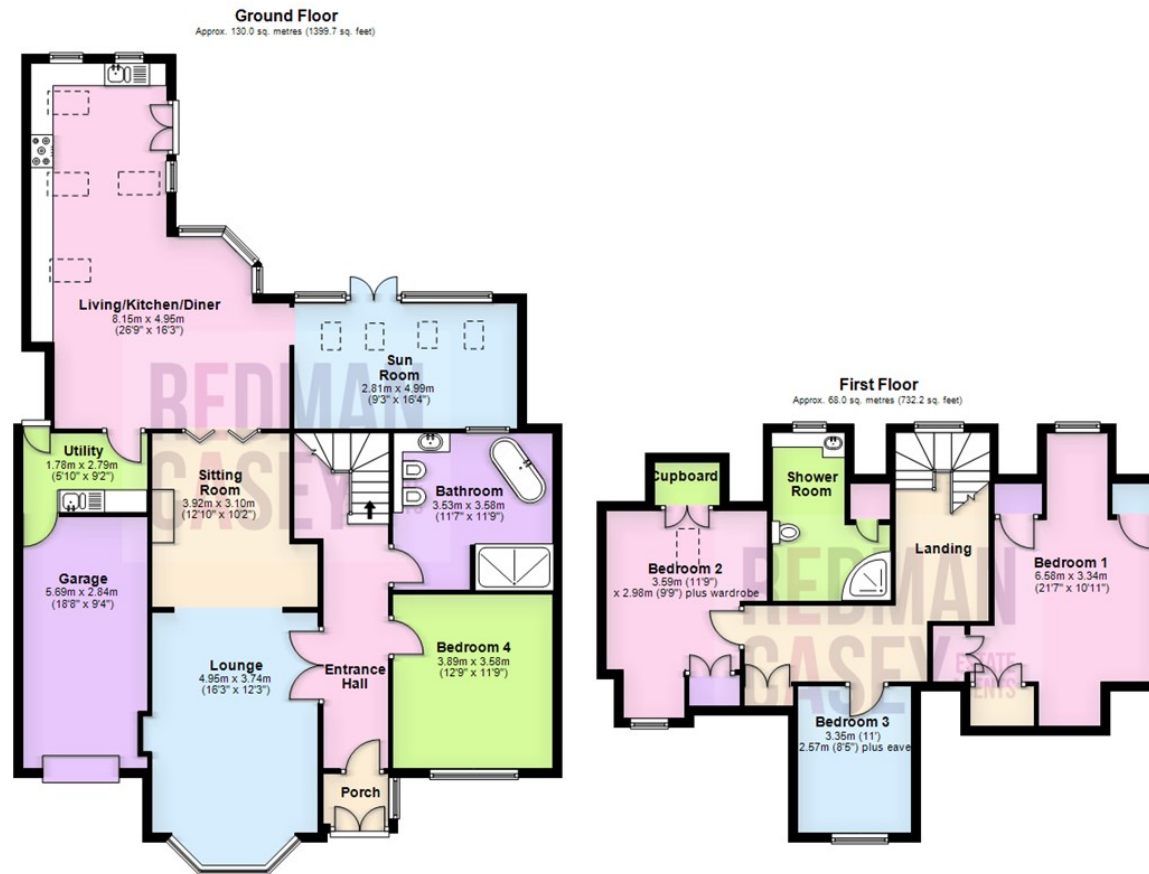
Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment





Total area: approx. 198.1 sq. metres (2131.9 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 let 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.