REDMAN CASEY ESTATE AGENTS

9 Rotherhead Close, Horwich, Bolton, BL6 5UG

£375,000

Detached extended five bedroom family home located on a small cul de sac on this highly sought after estate. Offering flexible accommodation which is in easy reach of local amenities, shops, schools and transport network for M61 and Rail station at Blackrod. The property has been extended by the previous owners to provide a great family home with two reception rooms open plan fitted kitchen diner into sun lounge, separate utility room ad cloaks wc. To the first floor there are five generous bedrooms, two with en suite shower rooms and family bathroom fitted with a three piece white suite. Outside there are gardens to the front side and rear along with driveway parking for 3/4 cars and a single garage. Viewing is essential to appreciate the space that that is on offer

- Extended Family Detached
- Large Fitted Dining Kitchen
- Two with EnSuite Shower Rooms
- EPC Rating C
- Two Receptions plus Sun Lounge
- Five Bedrooms
- Gardens and Parking
- Council Tax Band E

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

Ideally located on a cul de sac on this sought after development this extended five bedroom detached property will make a fantastic family home. Offering excellent accommodation the property comprises: Entrance hall, cloaks wc. Lounge, sitting room, large dining kitchen fitted with a range of grey gloss units which is open plan into sun lounge, utility room. To the first floor there are five generous bedrooms two with en suite shower rooms and a family bathroom fitted with a three piece suite. Outside there is a triple driveway to the front along with single garage, to the side is a lawned area with paved patio and pathway leading to the rear garden with a large paved area. The property is well positioned for all local amenities including shops, schools and transport links for M61 motorway and train line at Blackrod station with access to Preston, Manchester and beyond. Viewing is essential to appreciate the location and size of the property on offer.

Entrance Hall
Radiator, laminate flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece white suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, laminate flooring.

Lounge 13'8" x 10'9" (4.17m x 3.27m)
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

Sitting Room 16'6" x 12'9" (5.02m x 3.89m)
UPVC double glazed window to front, radiator, laminate flooring, two wall lights, coving to ceiling, uPVC double glazed 'French' doors to garden,

Kitchen/Diner 10'4" x 17'3" (3.14m x 5.25m)
Fitted with a matching range of modern pale grey gloss base and eye level units with drawers and contrasting granite worktops with matching upstands, undercounter 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with waste disposal unit, matching breakfast bar, integrated dishwasher, space for Americn style fridge/freezer, twin built-in eye level electric fan assisted ovens, induction hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, Feature vertical radiator, ceramic tiled flooring with recessed spotlights, open plan, door to:

Sun Room
Half brick construction with uPVC double glazed windows, window to rear, three windows to side, radiator, ceramic tiled flooring, vaulted ceiling with recessed spotlights, uPVC double glazed 'French' doors to garden.

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

Utility 4'8" x 12'9" (1.43m x 3.89m)
Base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, radiator, ceramic tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden.

Landing
Built-in storage cupboard, door to:

Bedroom 1 11'2" x 12'9" (3.41m x 3.89m)
UPVC double glazed window to front, double radiator, door to:

En-suite
Fitted with three piece suite comprising wall mounted wash hand basin with drawers, mixer tap and tiled splashback and tiled shower enclosure, WC with hidden cistern, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed leaded window to side.

Bedroom 2 10'8" x 10'8" (3.24m x 3.25m)
UPVC double glazed window to rear, door to:

En-suite
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to side.

Bedroom 3 10'7" x 10'8" (3.22m x 3.25m)
UPVC double glazed window to front, radiator.

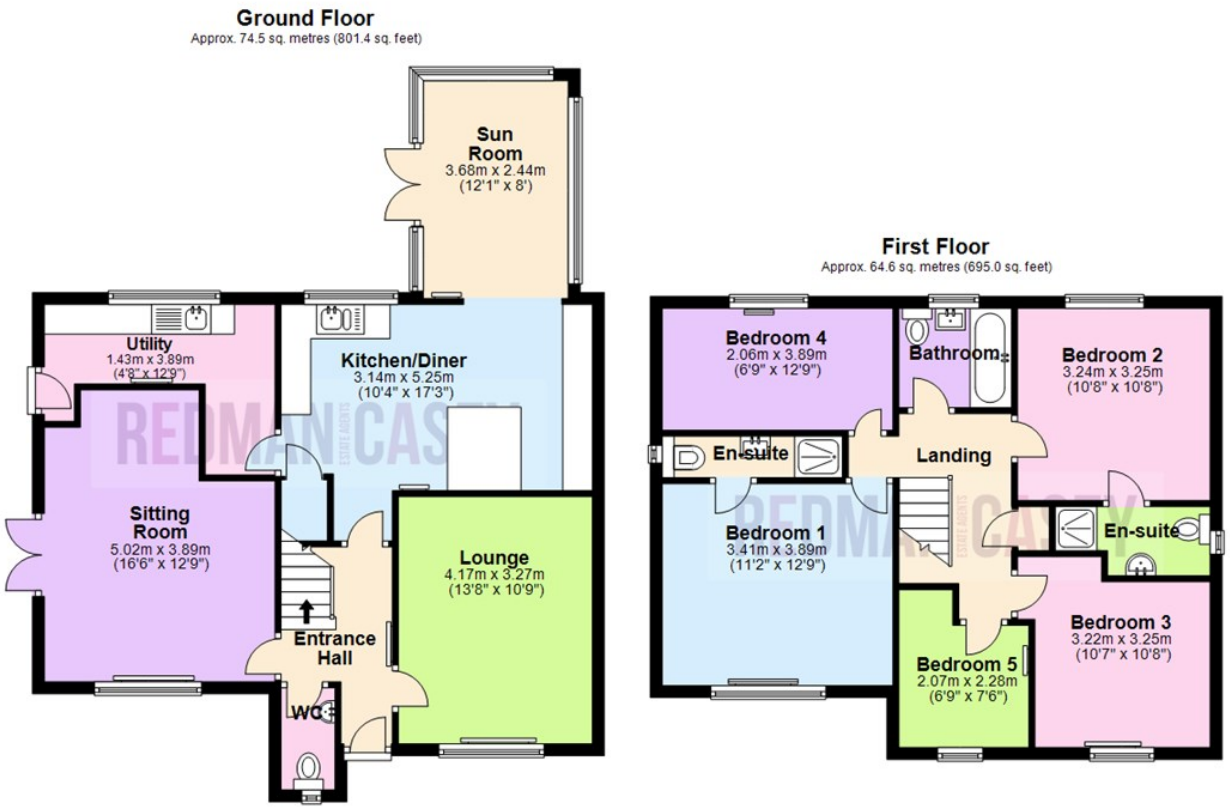
Bedroom 4 6'9" x 12'9" (2.06m x 3.89m)
UPVC double glazed window to rear, double radiator.

Bedroom 5 6'9" x 7'6" (2.07m x 2.28m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, shaver point, uPVC frosted double glazed window to rear, ceramic tiled flooring.

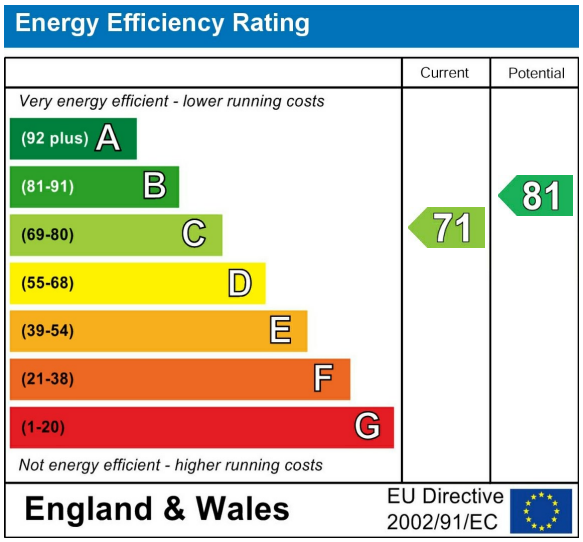
Outside
Front garden, tarmac driveway to the front leading to garage and with car for three cars. Single brick built garage with power and light connected.
Side garden is enclosed by brick wall and timber fencing to front and sides, paved sun patio with grassed area.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio.

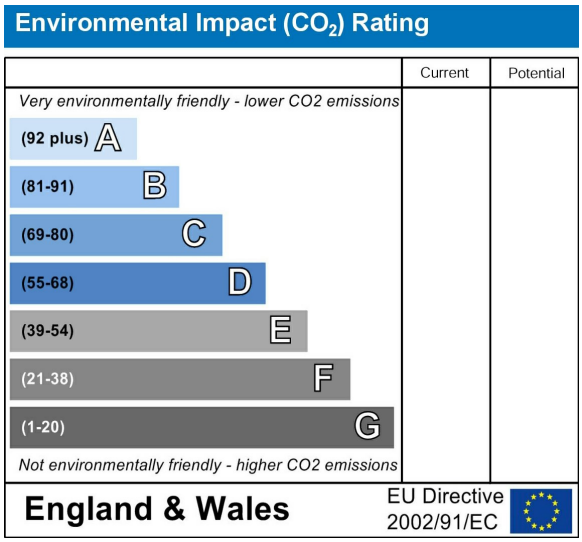
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



Total area: approx. 139.0 sq. metres (1496.4 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.





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