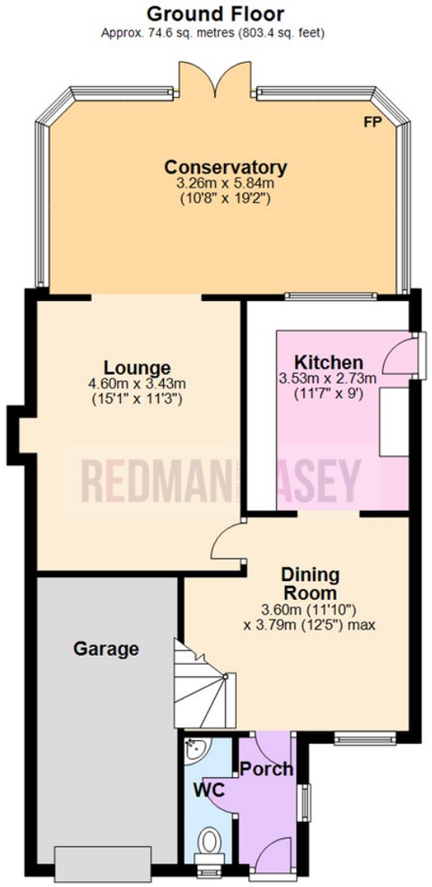
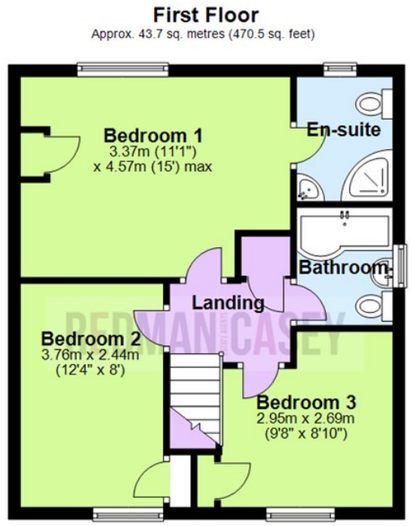
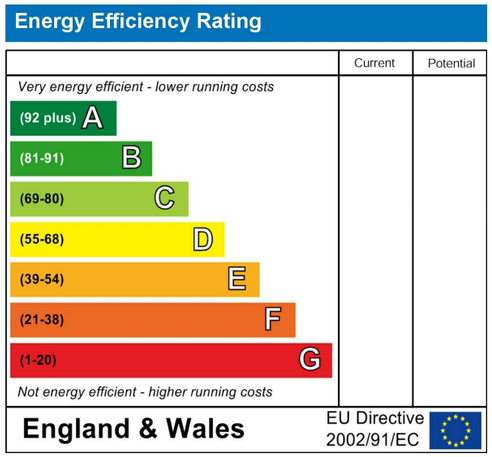
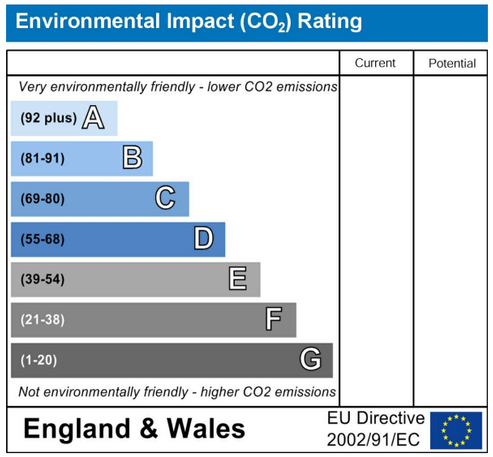




Total area: approx. 118.4 sq. metres (1273.9 sq. feet)

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.





REDMAN CASEY ESTATE AGENTS

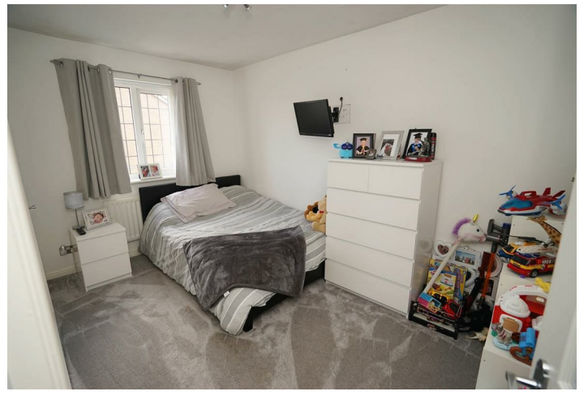
39 Rotherhead Close, Horwich, Bolton, Lancashire, BL6 5UG

Superbly presented and deceptively spacious three double bedroom detached property, located on a quiet cul de sac and offering excellent family accommodation with spacious receptions and bedrooms en-suite to master and generous rear garden, viewing is essential to appreciate size and location.

£275,000

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

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



Situated on a cul de sac position this deceptively spacious detached property offers fantastic family accommodation which is in superb condition throughout. The property comprises :- Entrance porch, cloakroom w.c. Dining room, fitted kitchen with built in appliances, spacious lounge open plan to large conservatory with feature solid fuel stove. To the first floor there are three double bedrooms, the master having built in mirrored wardrobes and en suite with fitted steam cubicle. Family bathroom with three piece suite. Outside there is parking to the front for two cars and access to the garage, to the rear is an enclosed garden with large paved patio and timber decking area, lawn and well stocked flower and shrub borders. Access to woodland to the rear. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed leaded window to side, radiator, oak flooring, uPVC double glazed entrance door, door to:

WC
UPVC frosted double glazed leaded window to front, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, heated towel rail, ceramic tiled flooring.

Dining Room
11'10" x 12'5" (3.60m x 3.79m)
UPVC double glazed leaded window to front, double radiator, oak flooring, coving to textured ceiling, carpeted stairs to first floor landing, open plan to:

Kitchen
11'7" x 8'11" (3.53m x 2.73m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers and contrasting worktop space, matching breakfast bar, carousel corner unit, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks plinths with LED lighting, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, ceiling with recessed LED spotlights, double glazed side door to garden, door to:

Lounge
15'1" x 11'3" (4.60m x 3.43m)
Coal effect gas fire with ornate timber surround and marble effect inset and hearth, double radiator, oak flooring, dado rail, coving to textured ceiling, open plan to conservatory.

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side, four windows to rear, laminate tiled flooring with tiled inset and hearth, cast- iron solid fuel burner stove with glass door, uPVC double glazed french doors to garden, door to:

Landing
Built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, access to part boarded loft with pull down ladder and light connected, door to:

Bedroom 1
11'1" x 15'0" (3.37m x 4.57m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, fitted matching drawers, Storage cupboard, radiator, coving to ceiling with recessed low-voltage spotlights, door to:

En-suite
Fitted with three piece modern white suite comprising corner wall mounted wash hand basin with mixer tap, shower enclosure with steam cabinet shower with body jets foot massager, radio and seat. Low-level WC, full height ceramic tiling to all walls, extractor fan. uPVC frosted double glazed window to rear, heated towel rail, ceiling with recessed LED spotlights.

Bedroom 2
12'4" x 8'0" (3.76m x 2.44m)
UPVC double glazed leaded window to front, radiator, door to built-in over-stairs storage cupboard.

Bedroom 3
9'8" x 8'10" (2.95m x 2.69m)
UPVC double glazed leaded window to front, built-in over-stairs storage cupboard, radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed leaded window to side, ceiling with recessed LED spotlights.

Outside
Front -Open plan front garden, tarmac driveway to the front leading to garage and with car parking space for two cars with gravelled area, outside cold water tap.
Rear -Enclosed by timber fencing to rear and sides, large paved sun patio with timber, decking and area with lawned area and mature flower and shrub borders, timber garden shed with power and light connected, outside cold water tap, security lighting, gated access to woodland area to the rear.

Garage
Attached single garage with power and light connected, Up and over door.

39 Rotherhead Close, Horwich, Bolton, Lancashire, BL6 5UG **£275,000**