REDMAN CASEY ESTATE AGENTS

# 16 Malvern Close, Horwich, Bolton, BL6 7LY

## Offers Around £350,000

Five bedroom extended semi detached property.
Located in a quiet cul-de-sac very close to Rivington Country Park, local schools, and all amenities. This spacious five bed home benefits from double glazing, gas central heating, off road parking, garage , gardens to front and rear with patio dining area and large sun room to rear.
Viewing is highly recommended to appreciate the space and room and all this property has to offer.

- Extended Semi Detached
- Gardens Front And Rear
- Off Road Parking
- Gas Central Heating
- Council Tax Band C
- 5 Bedroom
- Garage
- Close To Rivington
- Double Glazing
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended semi detached property .
Five bedroom extended situated in a cul-de-sac in a sought after residential location, close to local schools, shops, local amenities and very close to Rivington Country Park, allowing for a lifestyle for outdoor leisure activities or just great dog walking. The property comprises:- Entrance, WC, lounge dining room. kitchen diner with bar and entertainment space, sun lounge, utility room and garage. To the first floor there are five double bedrooms and two bathrooms. To the outside there is a driveway and garden to the front and enclosed garden to the rear with patio dining area. Fully double glazed with gas central heating. This spacious home offers multi generational living and is very flexible viewing is essential to appreciate all that is on offer.

**Entrance Hall**
Door to:

**WC**
UPVC frosted double glazed window to front.

**Lounge/Dining Room 24'3" x 9'1" (7.40m x 2.77m)**
UPVC double glazed bow window to front, two double radiators:

**Kitchen 12'1" x 6'10" (3.68m x 2.08m)**
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with stainless steel swan neck mixer tap and tiled splashbacks, built-in dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, open plan to:

**Dining Area 13'5" x 9'11" (4.10m x 3.03m)**
UPVC double glazed window to side, radiator, double door to Sun Room, uPVC double glazed entrance door to side,

**Sun Room 8'7" x 24'11" (2.63m x 7.62m)**
Two uPVC double glazed windows to rear, two radiators, uPVC double glazed entrance double door to rear.

**Utility Room 4'10" x 8'0" (1.49m x 2.44m)**
UPVC frosted double glazed window to side.

**Garage**
With power and light connected, metal up and over door.

**Bedroom 1 12'0" x 10'4" (3.65m x 3.15m)**
UPVC double glazed window to front, fitted with a range of wardrobes wardrobe(s) with part mirrored, hanging rails, shelving, overhead storage, cupboard and drawers, radiator,

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**Bedroom 2 12'4" x 9'6" (3.76m x 2.89m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 16'5" x 7'3" (5.01m x 2.20m)**
UPVC double glazed window to front, radiator.

**Bedroom 4 12'9" x 6'11" (3.89m x 2.11m)**
UPVC double glazed window to front, radiator.

**Bedroom 5 10'1" x 7'9" (3.07m x 2.37m)**
UPVC double glazed window to rear, radiator.

**Landing**

**Bathroom**
Two piece suite comprising deep panelled bath, pedestal wash hand basin and with electric shower over and folding glass screen, ceramic and tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, uPVC frosted double glazed window to rear, heated towel rail.

**Bathroom**
Three piece suite comprising pedestal wash hand basin, shower cubicle with electric shower and glass screen and low-level WC, full height ceramic tiling to all walls, extractor fan, mirrored cabinet, uPVC frosted double glazed window to side, heated towel rail.

**Outside Front**
Garden fronted, with driveway leading to garage.

**Outside Rear**
Enclosed garden laid to lawn and mature planting with patio seating and dining area.

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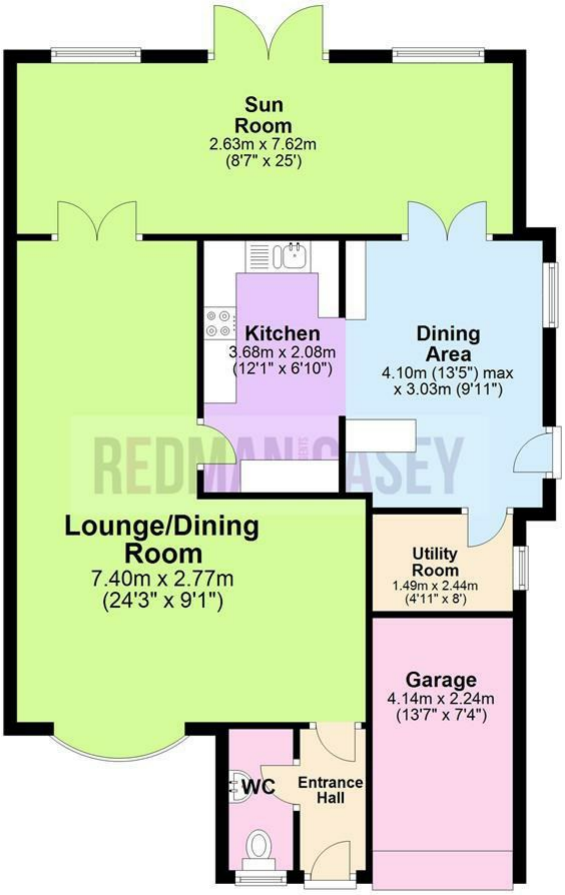
## Ground Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



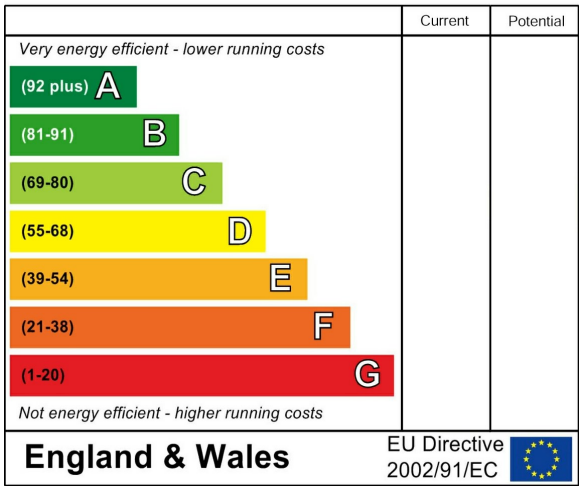

## First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)

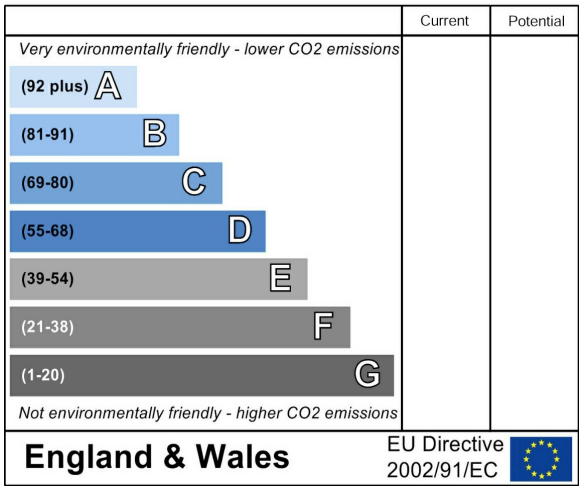
Total area: approx. 153.6 sq. metres (1653.8 sq. feet)

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




## Environmental Impact ($CO_2$) Rating

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