Total area: approx. 202.5 sq. metres (2179.5 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

Bramble Lodge, Chorley Road, Blackrod, Bolton, Lancashire, BL6 5LJ

Built and designed in 2013 to a high specification, with over 2200 sq ft of very flexible living, that could suit multi generational/step children living, due to its diverse layout.

Built to comply with disabled access building regulations, ie wheelchair accessible entrance, door widths, light switches, sockets, bedroom and all level access, so that a wheelchair living person could live independently at the property, but our clients have designed it so sympathetically that this isn't visible.

Private plot, feature dry stone wall and electric remote controlled double gates, with CCTV & Alarm system (again all level access)

5 double bedrooms, with 1 designed to function as a "little house within the main house", ie a living space with access via actual stairs, to the sleeping space in the loft, ideal for a "visiting/living teenager".

Superb family dining kitchen, Aga oven, granite worktops, open plan to an exceptional family room, featuring all around b-f-old doors (superb for summer) and a 2nd staircase (in the property) which is a spiral leading to the beautiful 5th bedroom with feature pitched window.

Offers In The Region Of £550,000

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Built in 2013 this deceptively spacious family detached offers over 2200 sq ft of flexible living accommodation. Set in a private plot accessed via electric remote gates This is a stunning property that needs to be viewed to appreciate all that is on offer. The property comprises :- Entrance hall with porcelain tiled flooring, cloakroom, lounge, study /potential bedroom, family dining kitchen fitted with a range of base and wall units granite work surfaces and upstands, integrated appliances porcelain tiled floor with under floor heating, open plan to a superb family room with spiral staircase to bedroom 5. To the first floor there is a master bedroom with feature double sided slipper bath raised on a pedestal en suite shower room and access to bedroom 5 via double French doors. Three further double bedrooms one with fitted wardrobes and one with access to a loft area play room. Family bathroom with three piece white suite. Bedroom 5 with feature vaulted ceiling and large picture window to the rear. Outside enclosed by a feature dry stone walls with electric remote gated access, there is parking for 5-6 cars lawned area and cobbled pathway leading to a green oak open porch, to the side and rear there are extensive gardens with lawned and patio areas mature trees and shrubs. The property is ideally located for access to rail and road links giving access to Preston and Manchester along with local village amenities in Adlington. Sold with no chain and vacant possession. Please note we are using photographs that we had from the previous owners to show the property in its best light the property is no longer furnished.

Porch
Feature green oak porch, door to:

Entrance Hall
Porcelain tiled flooring with underfloor heating, staircase to first floor landing, door to:

Study
10'1" x 10'11" (3.08m x 3.34m)
UPVC double glazed window to front, radiator.

Lounge
21'0" x 10'11" (6.40m x 3.33m)
UPVC double glazed window to front, feature fireplace with brick hearth, cast- iron solid fuel burner stove with glass door in chimney oak mantle over, radiator, double glazed patio door to garden,

Cloakroom
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, Porcelain tiled flooring, under floor heating.

Kitchen/Dining Room
21'0" x 14'4" (6.39m x 4.37m)
Fitted with a matching range of base and eye level units with under lighting, drawers, cornice trims and complementary granite worktop space over, china Belfast sink unit with single drainer and mixer tap, matching granite up stands built-in Aga, dishwasher, washing machine and tumble dryer, space for fridge/freezer, radiator, Porcelain tiled flooring, under floor heating, ceiling with recessed spotlights, double glazed bi-fold door to garden, open plan to:

Family Room
19'0" x 14'10" (5.80m x 4.52m)
Double radiator, Porcelain tiled flooring, ceiling with recessed spotlights and integrated speakers, double glazed bi-fold doors to garden,

Landing
UPVC double glazed window to rear, door to built-in storage cupboard.

Master Bedroom
16'2" x 14'5" (4.92m x 4.39m)
UPVC double glazed window to side, feature vaulted ceiling with uplighters, deep free standing double slipper bath, double door to Bedroom 5, door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled double shower enclosure and low-level WC, heated towel rail, uPVC frosted double glazed window to side.

Bedroom 2
10'1" x 10'10" (3.08m x 3.31m)
UPVC double glazed window to front, radiator.

Bedroom 3
10'2" x 11'0" (3.10m x 3.36m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving and drawers, radiator.

Bedroom 4
10'7" x 11'0" (3.23m x 3.36m)
UPVC double glazed window to rear, radiator, stairs to loft play room 7'2" x 10'10" sloping ceiling with limited head room,

Family Bathroom
Fitted with three suite comprising deep panelled jacuzzi bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, heated towel rail, frosted double glazed window to front.

Bedroom 5
18'9" x 14'5" (5.72m x 4.39m)
Feture triangular full height uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, vaulted ceiling.

Outside
Front - Feature dry stone wall with pillars incorporating a remote control gate giving access to extensive driveway with parking for 5-6 cars, lawned area, cobbled pathway to feature open plan green oak porch and front door.
Private side and rear – large lawned area with extensive paved patio leading to a decked area with mature tree and shrub borders, courtesy and security lighting.