



6 Vale Coppice, Horwich, Bolton, Lancashire, BL6 5RP

**REDMAN  
CASEY** ESTATE  
AGENTS

**6 Vale Coppice  
Horwich  
Bolton  
Lancashire  
BL6 5RP**

Superb executive detached property ideally located for access to local amenities schools and railway network, Having been built by the current owners the property has been extended and adapted to create a spacious and family oriented home. Offering excellent accommodation the main residence has three receptions, stunning kitchen, 5 bedrooms and 4 bathrooms and a separate attached annex has a further double bedroom bathroom lounge and dining kitchen. Extensive gardens with parking for 4-6 cars. Viewing is essential to appreciate all that is on offer

Located in a cul de sac this deceptively spacious extended detached property offers fantastic and flexible accommodation for a family with options for extended family living with the self contained annex to the side. The property comprises :- Porch, cloakroom and wc, dining room open plan to kitchen fitted with a superb range of units with built in and integrated appliances, open plan to sun lounge, and feature lounge overlooking gardens. To the first floor there is a master bedroom with en-suite shower room stair to a mezzanine bathroom with feature roll top slipper bath and large walk in wardrobe, bed 2 with en suite bathroom and walk in wardrobe, bed 3 with en-suite bathroom beds 4 and 5 with Jack and Jill shower room and a laundry room. To the Annex there is a entrance hall wc and built in cupboard , spacious lounge and dining kitchen fitted with a range of units with built in appliances. Outside there are gardens to front side and rear. Parking for 4- 6 cars detached single garage and extensive private garden to the side with large artificial lawned area, patio and shed. Viewing is essential to appreciate the size and location on offer.





### **Porch**

Window to rear with double glazed pitched roof, double glazed patio door, glazed frosted sliding door, glazed frosted sliding door to:

### **Cloakroom**

Tiled flooring, door to:

### **WC**

UPVC frosted double glazed window to front, fitted with two piece suite comprising, wall mounted wash hand basin in vanity unit with cupboards

under and mixer tap and WC with hidden cistern, tiled flooring.

### **Dining Room**

12'2" x 15'6" (3.71m x 4.72m)

Wooden and tiled flooring, ceiling with recessed spotlights, carpeted stairs with inset LED lighting to first floor landing, open plan to kitchen, sliding door to:

### **Kitchen**

13'10" x 19'10" (4.21m x 6.04m)

Fitted with a matching range of base and eye level units with contrasting black granite worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, built-in eye level electric fan assisted double oven, four ring induction hob with pop up downdraft extractor hoods, built in microwave, coffee machine and two warming drawers. Feature integrated T pan wok style hot plate with extractor over. built-in storage cupboard, feature vertical corner radiator, tiled flooring, ceiling with recessed spotlights, patio door, double door, open plan to:

### **Sun Room**

Feature vertical corner radiator, tiled flooring, ceiling with recessed spotlights, uPVC double glazed patio door to garden, uPVC double glazed double doors to garden, glazed frosted sliding door to:

### **Lounge**

20'4" x 18'7" (6.20m x 5.66m)

Window to rear, two windows to side, uPVC double glazed window, two feature vertical radiator, uPVC double glazed patio door to garden, door to:

### **Landng**

Feature glass and timber balustrade door to

### **Master Bedroom**

16'1" x 14'5" (4.91m x 4.39m)

Stairs to Mezzanine, double door to Balcony, door to:



### En-suite

Fitted with three piece suite comprising wall mounted wash hand basin, tiled shower enclosure and low-level WC, half height mosaic tiling to all walls.

### Balcony

6'9" x 3'5" (2.06m x 1.04m)  
Balcony with glass balustrade over looking garden.

### Mezzanine Bathroom

9'9" x 14'5" (2.97m x 4.39m)  
Fitted with two piece suite comprising roll top bath with ornamental feet, hand shower attachment over and telephone style mixer tap and wall mounted wash hand basin with mixer tap, window to side, heated towel rail, door to:

### Walk in Wardrobe

Fitted with rails to both sides

### Bedroom 2

9'5" x 14'5" (2.87m x 4.39m)  
UPVC double glazed window to side, radiator, door to:

### En-suite Bathroom

Fitted with three piece modern white suite comprising panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side.

### Walk in Wardrobe

Fitted with rails to both sides

### En-suite

UPVC frosted double glazed window to front, door to:

### Bedroom 3

13'5" x 10'0" (4.09m x 3.04m)  
UPVC double glazed window to front.

### Laundry Room

8'11" x 4'9" (2.72m x 1.46m)  
Plumbing for washing machine, space for tumble dryer, window to front.

### Bedroom 4

9'9" x 9'2" (2.97m x 2.79m)  
UPVC double glazed window to rear, radiator, door to:

### Jack and Jill En-suite

7'10" x 5'0" (2.38m x 1.52m)  
Door to:

### Bedroom 5

14'0" x 8'0" (4.26m x 2.44m)  
UPVC double glazed window to rear, radiator.

### Annex Entrance Hall

Upvc double glazed entrance door, stairs, to first floor, door to built-in storage cupboard, double door to Annexe Lounge, door to:

### WC

Fitted with two piece suite comprising, wall mounted wash hand basin in vanity unit and WC with hidden cistern, ceramic tiled flooring.

### Annex Kitchen/Diner

9'0" x 11'7" (2.74m x 3.53m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed patio doors to garden, door to:





**Annex Lounge**

14'7" x 17'7" (4.45m x 5.36m)  
UPVC double glazed window to front, radiator.

**Annex Landing**

Door to:

**Annex Shower Room**

Fitted with four piece white suite comprising double shower enclosure, pedestal wash hand basin, bidet and low-level, window to rear, radiator.



**Annex Bedroom**

8'8" x 17'9" (2.64m x 5.41m)  
UPVC double glazed window to side, radiator, door to:

**Walk in Wardrobe**

UPVC double glazed window to rear, radiator. Fitted with rails to both sides

**Outside**

Open plan front garden, tarmac to the side leading to garage and with for six cars with artificial lawned area, enclosed by timber fencing to side.

Large south facing side garden enclosed by timber fencing to rear and sides, generous paved sun patio and timber decking area, artificial lawned area, timber garden shed with power and light connected. Rear garden, enclosed by timber fencing to rear and side, large paved patio with lawned area and mature flower and shrub borders.

## Energy Performance Certificate

More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up

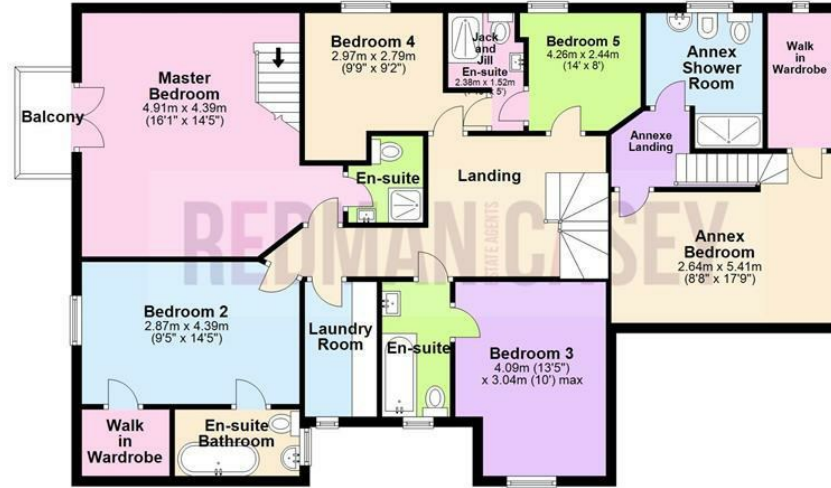
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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



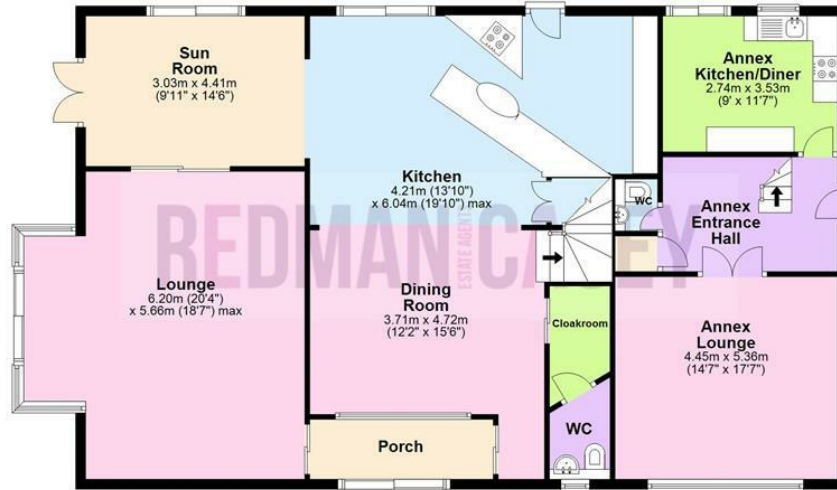
**First Floor**

Approx. 125.9 sq. metres (1354.7 sq. feet)



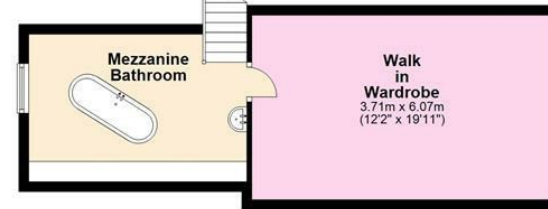
**Ground Floor**

Approx. 145.6 sq. metres (1566.8 sq. feet)



**Second Floor**

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 307.3 sq. metres (3307.7 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.

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