

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

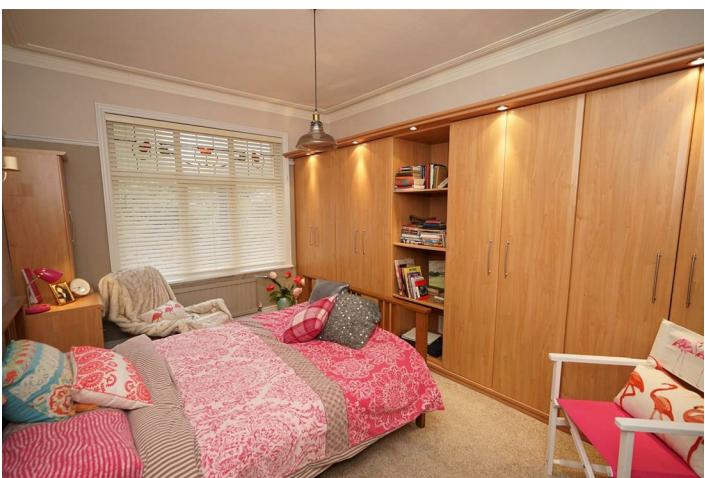
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Redthorn Foxholes Road, Horwich, Bolton, Lancashire, BL6 6AS

Stunning period detached located in this highly sought after area of 'Foxholes' The property has been in the same ownership for over 60 years and represents a once in lifetime chance to purchase such an iconic property. Offering period features with modern facilities this property must be viewed to appreciate the character and the charm on offer, the property offers excellent accommodation with 4 generous bedrooms en suite to one and family bathroom. traditional lounge with feature fireplace, dining room open plan to a modern family living kitchen with modern fitted units with island, built in appliances along with a traditional Rayburn double oven. Set on a large plot there is parking for 4 plus cars to the front and a single garage. Large rear gardens with multiple patio areas pond and summer house.

£700,000





Is a once in a lifetime chance what you are looking for well this may be the one, having been in the same ownership for over 60 years Redthorn is located in the highly sought after 'Foxholes Road' of Horwich and is regarded as one of the premier roads in the area the property was built when plots were large and properties were spaced apart from their neighbours and this is no exception. Offering excellent extended accommodation which blends old and new seamlessly together this is a property not to be missed. Comprising:- Porch, entrance hall, traditional lounge, dining room open plan to modern family kitchen living diner, fitted with a range of modern grey units with an island style area built in appliances along with Rayburn double oven, separate wc. To the first floor there are 4 generous bedrooms 3 of which are fitted, there is an en suite shower room to bedroom 3 and family bathroom with a period style suite with roll top bath and high flush wc. Outside there are extensive gardens to the front and rear with parking for 4 plus cars and a detached garage to the front and well stocked mature gardens to the rear with summer house, pergola, pond and extensive lawned gardens with pathway leading to a multitude of patios. Only by viewing this property will you be able to appreciate all that is on offer.

Porch

Granite tiled flooring, double entrance doors, door to:

Entrance Hall

Built-in under-stairs storage cupboard, radiator, parquet wooden flooring, coving to ceiling, stairs to first floor landing, door to:

Lounge

12'0" x 15'0" (3.65m x 4.56m)

UPVC double glazed bow window to front, uPVC double glazed window to side, ornamental fire set in feature timber and tiled cast iron inset and hearth, radiator, exposed wooden flooring, picture rail, coving to ceiling.

Dining Room

13'10" x 10'10" (4.21m x 3.31m)

Window to rear, window to front, feature fireplace with cast iron surround and tiled inset, radiator, picture rail, two wall lights, coving to ceiling, open plan to:

Living/Kitchen/Dining Area

30'4" x 22'0" (9.25m x 6.71m)

Fitted with a matching range of modern dark grey base and eye level units with drawers and contrasting worktop space, island unit with cupboard drawers under, 1+1/2 bowl composite sink unit with single drainer and mixer tap, integrated full height fridge and freezer, dishwasher and washing machine, twin built-in eye level electric fan assisted

ovens Rayburn range which also doubles as the boiler, five ring gas hob with feature extractor hood over, built-in microwave, three double glazed velux skylight to side, double glazed leaded windows to rear with stained glass, Feature vertical radiator, Frature vertical radiator, wooden flooring, Part sloping ceiling with recessed spotlights, Modern wood burner with slate hearth, double glazed bi-fold doors to garden, double door, door to:

WC

UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and low-level WC.

Landing

Door to:

Bedroom 1

12'0" x 13'3" (3.65m x 4.03m)

UPVC double glazed bay window to front, radiator, exposed wooden flooring, picture rail, coving to ceiling, door to:

Bedroom 2

13'11" x 11'1" (4.24m x 3.37m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, two radiators, picture rail, coving to ceiling.

Bedroom 3

10'4" x 10'3" (3.16m x 3.12m)

UPVC double glazed window to rear, two uPVC double glazed windows to side, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with sliding doors, hanging rails and shelving, exposed wooden flooring, door to:

En-suite Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over, wall mounted wash hand basin with mixer tap, low-level WC and heated towel rail ceramic tiling to all walls, uPVC double glazed window to side.

Bedroom 4

10'4" x 7'4" (3.16m x 2.23m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes two built-in double with hanging rails and shelving, laminate flooring, picture rail.

Bathroom

Fitted with three piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin and high-level flush WC, half height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, built-in double storage cupboard, double door.

Outside

To the front there is an extensive driveway with parking for 4 cars leading to a detached garage, large lawned area enclosed by wall and hedge boundaries. To the rear there is an extensive multi leveled garden with numerous patios mature flower, shrub beds and borders stunning summer house along with a pergola and sunken pond, a pathway meanders up through the lawned areas leading to numerous patios offering the potential of a sunny position whatever time of day it is.