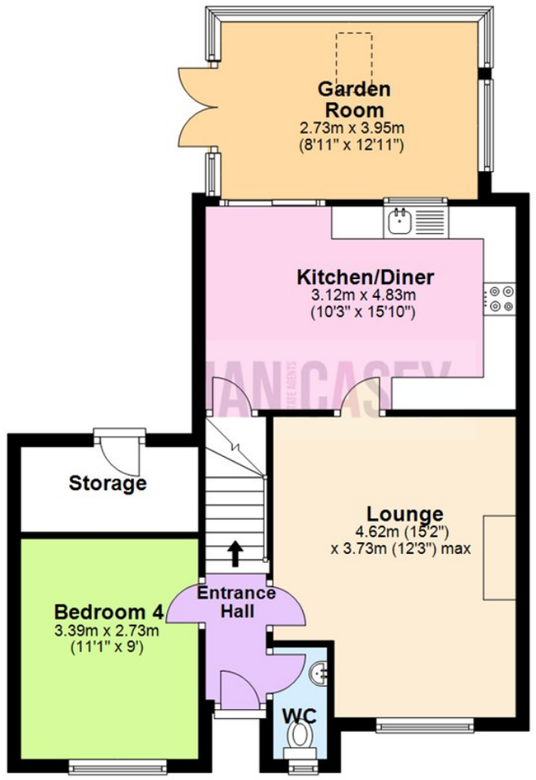
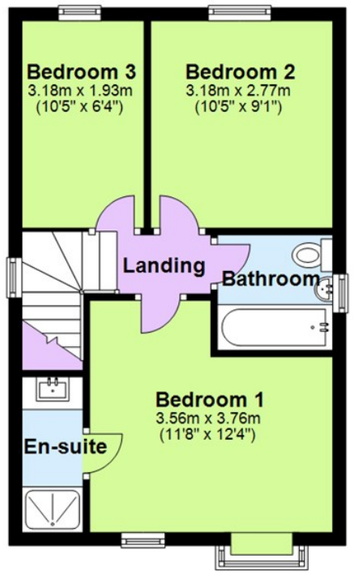
## Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)




## First Floor

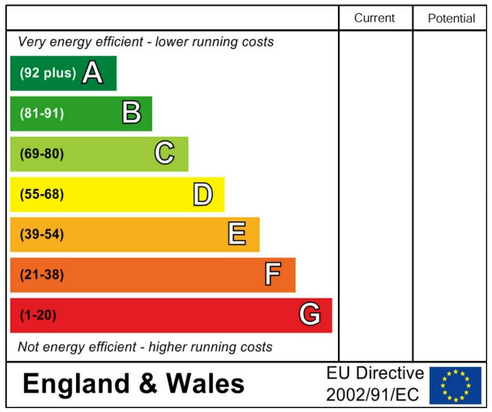
Approx. 38.0 sq. metres (408.9 sq. feet)



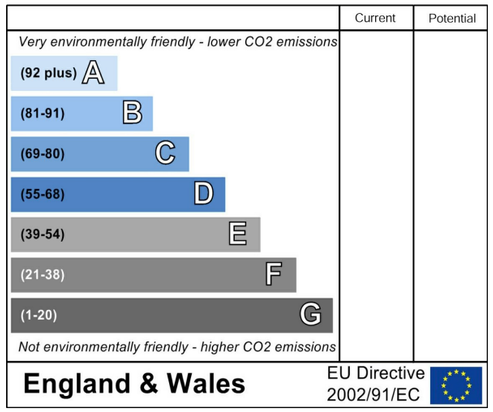

Total area: approx. 100.5 sq. metres (1081.9 sq. feet)

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.

**Energy Efficiency Rating**




**Environmental Impact ($CO_2$) Rating**




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

REDMAN CASEY ESTATE AGENTS

## 53 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW

Well presented and extended four bedroom detached property ideally located for access to local amenities, shops, leisure centre and schools. The property must be viewed to appreciate all that the property has to offer with spacious reception rooms, superb kitchen diner, conservatory, en suite to master.

**Offers In The Region Of £240,000**

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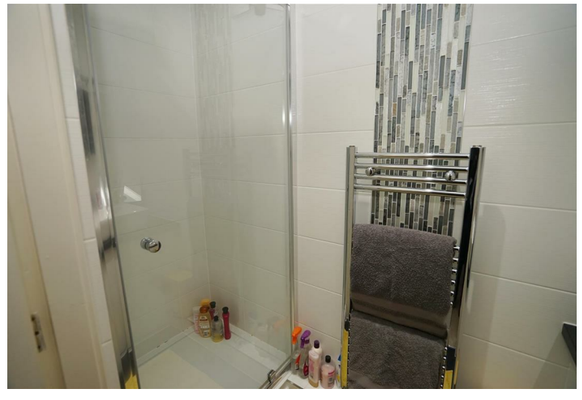
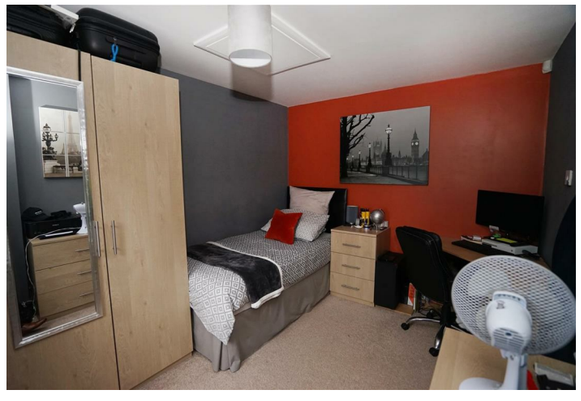

Situated on this highly sought after development within easy reach of Horwich town centre the local amenities, shops, schools and leisure centre along with the Rivington countryside. The property offers excellent accommodation comprising :- Entrance hall, cloakroom w.c. Bedroom 4 Lounge, dining kitchen fitted a range of cream gloss units and benefiting from built in and integrated appliances, garden room. To the first floor there are three bedrooms the master having en suite shower room and a family bathroom. Outside there are open plan lawned areas to the front along with double width block paved driveway with parking for two cars. To the rear there are private lawned gardens with patios and pond along with a useful storage room. Viewing is essential to appreciate all that is on offer. Please note that the property has a CHP Boiler ( combined heat and power ) which benefits from the government RHI Scheme until May 2021

**Entrance Hall**
Double glazed entrance door, feature vertical radiator, laminate flooring, coving to ceiling, stairs to first floor landing, door to:

**WC**
UPVC frosted double glazed leaded window to front, fitted with two three piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator, ceramic tiled flooring.

**Bedroom 4**
11'1" x 8'11" (3.39m x 2.73m)
UPVC double glazed leaded window to front, double radiator.

**Lounge**
15'2" x 12'3" (4.62m x 3.73m)
UPVC double glazed leaded window to front, coal effect gas fire with timber surround and marble inset and hearth, radiator, laminate flooring, coving to ceiling, door to:

**Kitchen/Diner**
10'3" x 15'10" (3.12m x 4.83m)
Fitted with a matching range of modern cream base and eye level units with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring gas with extractor hood over, built-in microwave, uPVC double glazed window to rear, double radiator, laminate flooring, patio door to garden room door to built-in under-stairs storage cupboard.

**Garden Room**
Half brick construction with uPVC double glazed windows, window to rear, four windows to side, double glazed velux skylight, laminate flooring, uPVC double glazed french doors to garden.

**Landing**
UPVC frosted double glazed window to side, door to:

**Bedroom 1**
11'8" x 12'4" (3.56m x 3.76m)
UPVC double glazed leaded window to front, uPVC double glazed leaded box window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further two single wardrobes, fitted matching dressing table and drawers, radiator, coving to ceiling, door to:

**En-suite**
Fitted with two piece modern white suite comprising inset wash hand basin in vanity unit and mixer tap and tiled shower enclosure, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

**Bedroom 2**
10'5" x 9'1" (3.18m x 2.77m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table, radiator.

**Bedroom 3**
10'5" x 6'4" (3.18m x 1.93m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes

comprising fitted triple wardrobe(s) with hanging rails, shelving and overhead storage, built in bed with underbed storage. radiator.

**Bathroom**
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, shaver point and light, uPVC frosted double glazed leaded window to side, radiator, vinyl tiled flooring.

**Outside**
Open plan front garden, enclosed by mature hedge to sides with lawned area and flower and shrub borders, double width block paved driveway to the front with car parking space for two cars. Private rear garden, enclosed by timber fencing to rear and sides, side gated access, paved sun patio brick-built barbecue area with lawned area and mature flower and shrub borders, ornamental sunken pond.

**Storage**
Space for tumble dryer and wall mounted gas micro chp boiler serving heating system and domestic hot water, and producing electricity under the renewable heat incentive scheme available until may 2021, hot water tank.

**53 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW**

**Offers In The Region Of £240,000**