

**Fleet`s Moor Barn, Yate Fold, Horwich, Bolton, Greater Manchester, BL6 6QA**

**Offers Over £425,000**

- 4 Bedrooms
- Double Glazing
- En-suite Shower Room
- Luxury Fitted Bathroom
- 3 Receptions
- Fitted Utility Room
- Stunning Views
- Period Features



### Entrance Hall

Engineered wooden flooring, under floor heating, stairs, door to built-in under-stairs storage cupboard, door to:

### Study 9'6" x 7'10" (2.9 x 2.39)

Hardwood double glazed window to front, Engineered wooden flooring, under floor heating, vaulted ceiling.

### Lounge 21'9" x 12'9" (6.63 x 3.89)

Hardwood double glazed window to front, full height hardwood double glazed window to front offering fantastic views over open fields, feature fireplace with stone surround and flagged hearth, solid fuel burner stove with glass door, Engineered wooden flooring, under floor heating, double door to:



### Fitted Family Kitchen

Two hardwood double glazed windows to rear, Porcelain tiled flooring, under floor heating, stunning fitted kitchen with a matching range of white base units with underlighting, drawers, cornice trims and contrasting black granite work surfaces, matching breakfast bar, belfast sink unit with stainless steel swan neck mixer tap, integrated fridge/freezer and dishwasher, 2 built-in `Bosch` electric fan assisted ovens, five ring gas hob, black glass splashback and stainless steel chimney style extractor hood over, slide out bin store, pan drawers, open plan to Family Room.



### Utility Room 9'8" x 8'3" (2.95 x 2.51)

Fitted with a matching range of white base and eye level units with drawers and contrasting worktop space over, 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble drier, hardwood double glazed window to rear, porcelain tiled flooring with under floor heating, part glazed side door, door to cloakroom and boiler room:



### Cloakroom

Two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC.

### Boiler Room 9'6" x 7'3" (2.9 x 2.21)

Wall mounted gas boiler serving heating system and domestic hot water, unvented hot water cylinder and CCTV Hub, door to side:

Built-in under-stairs storage cupboard.

### Family Room 11'6" x 16'5" (3.51 x 5)

Full height hardwood double glazed window to side, porcelain tiled flooring with under floor heating, vaulted ceiling with velux skylights, hardwood double glazed french doors to garden.



## Landing

Hardwood double glazed window to side, double radiator, vaulted ceiling with feature beams.

## Master Bedroom 14'2" x 10'2" (4.32 x 3.1)

Full height hardwood double glazed window to front with far reaching panoramic views of open countryside over Manchester and Lancashire, radiator, vaulted ceiling with feature beams, door to Storage cupboard.

## En-suite Shower Room

Fitted with a luxury three modern white suite comprising tiled double shower cubicle with power shower over, wash hand basin in vanity unit with drawers, low-level WC and heated towel rail, wall mounted demisting mirror, shaver point and light, complementary ceramic tiling to all walls, porcelain tiled flooring, under floor heating, vaulted ceiling with exposed beams, recessed low-voltage spotlights and velux skylight.

## Bedroom 2 11'8" x 10'3" (3.56 x 3.12)

Hardwood double glazed window to rear, double radiator, vaulted ceiling with feature beams,

## Bedroom 3 9'4" x 13'11" (2.84 x 4.24)

Full height hardwood double glazed window to front, radiator, ceiling, access to boarded loft area with light connected and pull down wooden ladder.

## Bedroom 4 8'6" x 10'3" (2.59 x 3.12)

Hardwood double glazed window to rear, double radiator, vaulted ceiling with feature beams,

## Family Bathroom


Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, wash hand basin in vanity unit with drawers and swan neck mixer tap, tiled shower cubicle with power shower over and low-level WC, ceramic tiling to all walls, heated towel rail, wall mounted demisting mirror, shaver point and light, porcelain tiled flooring, under floor heating, vaulted ceiling with feature beams, low-voltage spotlights and velux skylight.

## Outside

Front garden, enclosed by stone wall to front and sides, Indian stone flagged driveway to the front and side with car parking space for three cars, paved paths access to front and side. Security lighting and CCTV.

Rear Courtyard enclosed by stone wall to rear and sides, large Indian stone flagged sun patio courtesy lighting and CCTV.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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