REDMAN CASEY ESTATE AGENTS

21 Brightwater, Horwich, Bolton, Lancashire, BL6 5GW

Offers Over £315,000

Superbly presented and extended 3 bedroom detached family home. Located on this highly popular residential estate ideal for families, ideally situated for access to local schools, train line and motorway links along with countryside walks on the doorstep. The property has been re imagined by the current owners to provide a flowing family home with open plan areas linking family and amenity spaces. Viewing is imperative to appreciate all that is on offer and the condition that the property is in.

- Stunning Detached
- En Suite to Master
- Fitted Kitchen with Built in Seating Area
- EPC Rating TBC
- 3 Generous Bedrooms
- Superb Lounge with Feature Fire and Media Unit
- Gardens and Parking
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly popular residential estate which is ideally located for access to local amenities, schools and transport links for both motorway links and rail stations serving Bolton, Manchester Preston and beyond. The property has been completely transformed by the current owners to create a stunning family home, it comprises :- Porch, wc, play room, lounge with feature fire and media unit, stunning kitchen with quality fitted units and integrated appliances open plan to a dining area fitted with booth seating with storage under. To the first floor there is a master bedroom with built in wardrobes and en suite shower room with three piece suite, two further bedrooms and a family bathroom fitted with a modern three piece white suite. Outside there are open plan gardens to the front with double width driveway offering parking for 2 cars, private rear garden with timber decking and artificial grass. Viewing is essential to appreciate all that is on offer on the superb family home.

Porch
Porcelain tiled flooring, double glazed entrance door, open plan to Play Room, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with cupboards under and WC with hidden cistern, half height ceramic tiling to all walls, heated towel rail, Porcelain tiled flooring.

Play Room 14'7" x 8'2" (4.44m x 2.50m)
UPVC double glazed window to front, radiator, Feature vertical radiator, Porcelain tiled flooring, ceiling with low-voltage spotlights, carpeted stairs first floor landing, open plan to Kitchen/Diner, door to built-in under-stairs storage cupboard.

Lounge 15'1" x 10'3" (4.59m x 3.13m)
UPVC double glazed window to front, feature living flame effect electric fire set in media unit over, Feature vertical radiator, dado rail and picture mouldings, coving to ceiling with low-voltage spotlights,

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Kitchen/Diner 13'3" x 19'4" (4.04m x 5.89m)
Fitted with a matching range of modern light grey base and eye level units with underlighting, drawers, cornice trims and complementary white quartz worktops with matching upstands, pull out pantry / larder, china 'Belfast ' sink unit with single drainer and mixer tap. integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted double oven, four ring induction hob with extractor hood over built in recycling bins. uPVC double glazed window to rear, Feature vertical radiator, Feature vertical radiator with mirror inset, Porcelain tiled flooring, coving to ceiling with recessed spotlights, Built in seating booth with storage under, uPVC french doors to garden.

Landing
Built-in storage cupboard, radiator, door to:

Bedroom 1 14'1" x 10'3" (4.29m x 3.12m)
UPVC double glazed window to front, built-in triple wardrobes with full-length mirrored sliding doors, hanging rails and shelving, radiator, door to:

En-suite Shower Room
Fitted with three piece suite comprising double shower area with glass screen and rainfall shower head, wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height tiling to all walls, extractor fan, ceramic tiled flooring, under floor heating, ceiling with recessed low-voltage spotlights.

Bedroom 2 10'6" x 10'3" (3.20m x 3.12m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'7" x 8'10" (2.01m x 2.68m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising L shaped deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, tiled flooring, under floor heating.

Outside
Open plan front garden, driveway to the front with car parking space for two cars with lawned area and pathway leading to front entrance door.
Enclosed private rear garden, enclosed by timber fencing to rear and sides, large timber decking patio with artificial lawned area, timber pergola with decking, shrub borders.

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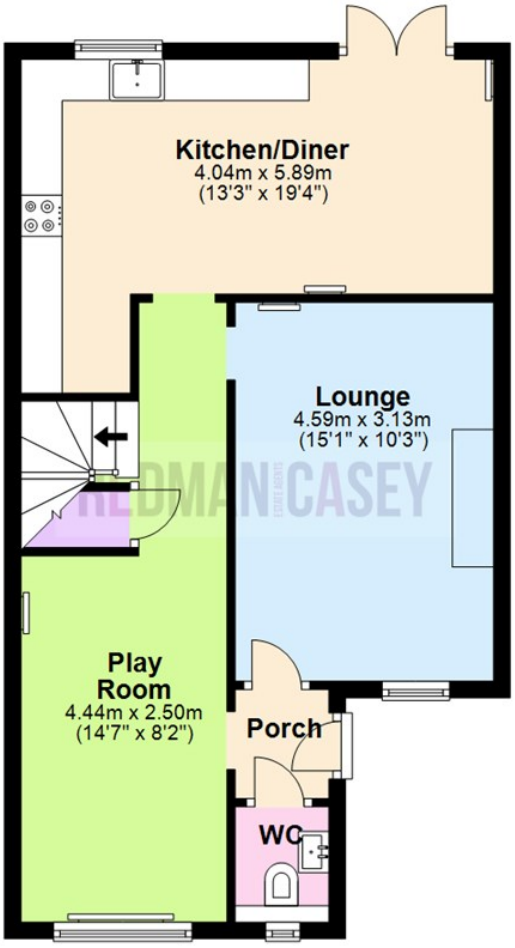
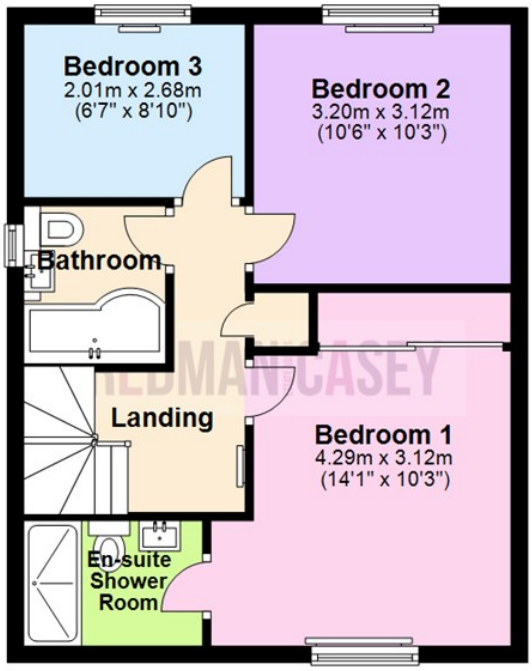
Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



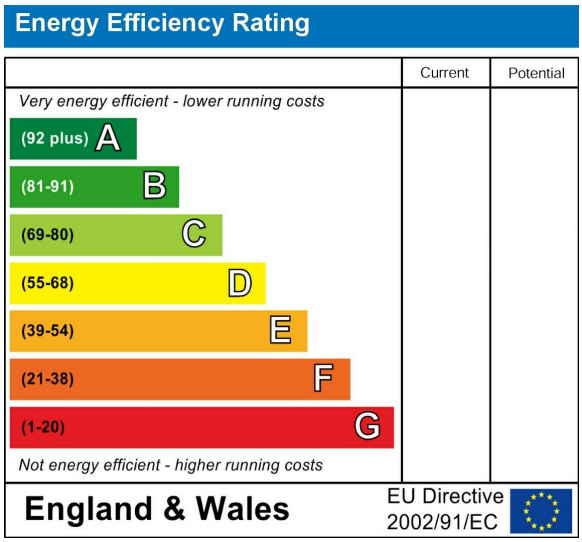
First Floor

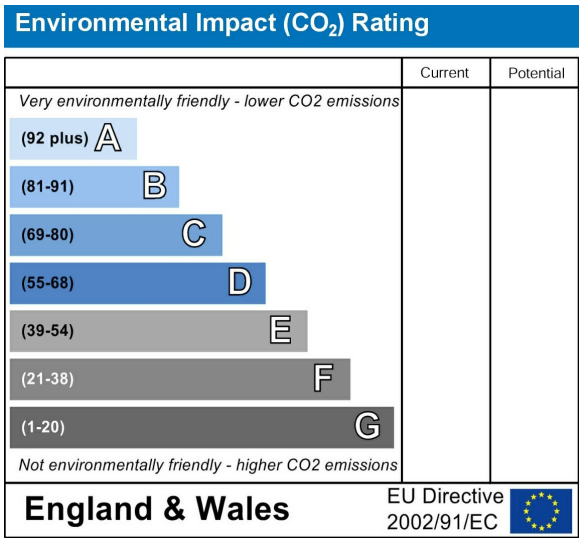
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 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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