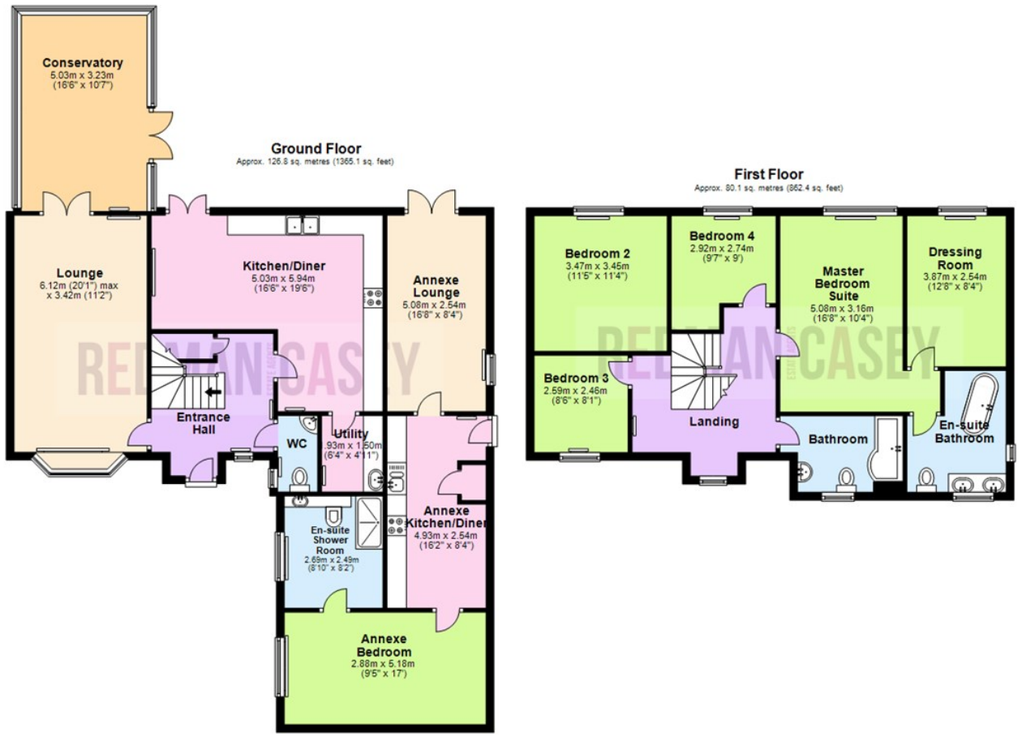
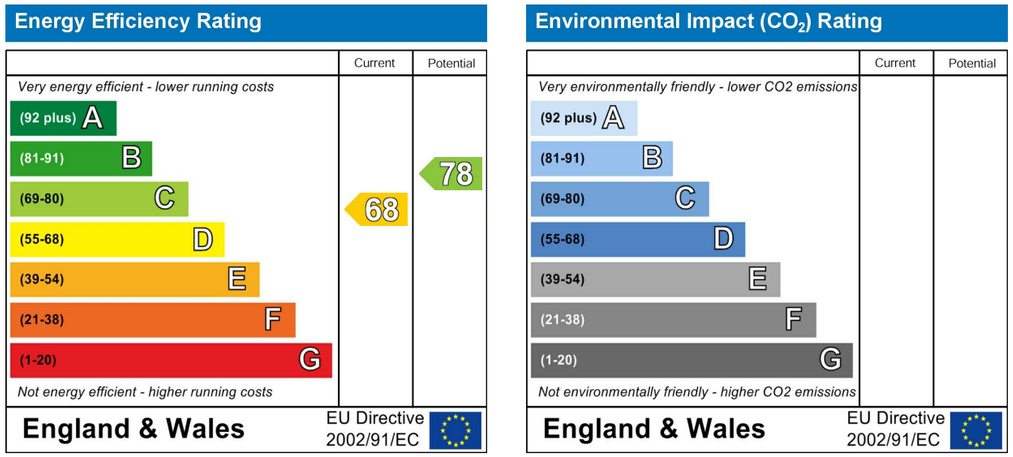


Total area: approx. 206.9 sq. metres (2227.5 sq. feet)

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.



REDMAN CASEY ESTATE AGENTS

22 Angelbank, Horwich, Bolton, BL6 5GX

Superbly presented and extended detached house, ideally located for access to Blackrod railway station, A6 bypass and M61 motorway. This stunning family home offers flexible accommodation with the main house having spacious receptions superb kitchen diner, conservatory and 4 generous bedrooms the master having en suite bathroom and dressing room. The accommodation also includes a self contained annexe wit lounge, dining kitchen, large bedroom and en suite shower room. large garden to the rear and parking for 6 cars to the front. Viewing is essential to appreciate all that is on offer.

Offers Over £400,000

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Situated at the end of a cul de sac this extended detached home offers fantastic and flexible family accommodation. the property has undergone major renovation and conversions to provide an extremely rare family home. Ideally located for access to rail and road networks the property benefits from gas central heating and double glazing throughout with the boiler being replaced at the end of 2020. The accommodation comprises :- Entrance hall, w.c., Lounge, conservatory, superb fitted kitchen open plan to a large dining area, utility room. To the first floor there is a master suite with large master bedroom, dressing room fitted with built in wardrobes and an en suite bathroom with freestanding slipper bath with ornamental feet. three further bedrooms, two with fitted wardrobes and a family bathroom. The annexe offers extra accommodation but is currently being used as an office space but comprises :- Fitted kitchen diner, lounge, double bedroom and en suite shower room. Outside to the font there is a large tarmac driveway offering parking for 6 cars and to the rear a private garden with lawned area Indian stone patio and garden shed. Viewing is essential to appreciate all that is on offer.

Ground Floor

Entrance Hall
UPVC double glazed window to front, Storage cupboard, two radiators, ceramic tiled flooring, coving to ceiling with recessed low-voltage spotlights, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece white suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, radiator, ceramic tiled flooring, coving to ceiling.

Kitchen/Diner
16'6" x 19'6" (5.03m x 5.94m)
Fitted with a matching range of base and eye level units with drawers and oak worktop space, twin bowl belfast sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, pull out, two radiators, laminate flooring, coving to ceiling with recessed low-voltage spotlights, Arched uPVC double glazed double door, door to:

Utility
6'4" x 4'11" (1.93m x 1.50m)
Base units with oak worktop space, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring, coving to ceiling with recessed low-voltage spotlights.

Lounge
20'1" x 11'3" (6.12m x 3.42m)
Bay window to front, two radiators, coving to ceiling with recessed low-voltage spotlights, double door to:

Conservatory
Half brick construction with uPVC double glazed windows and double glazed, window to rear, three windows to side, radiator, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

First Floor

Landing
Feature arched uPVC double glazed window to front, radiator, door to:

Master Bedroom Suite
16'8" x 10'4" (5.08m x 3.16m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, radiator, door to:

Dressing Room
12'8" x 8'4" (3.87m x 2.54m)
UPVC double glazed window to rear, radiator.

En-suite Bathroom
Fitted with four piece suite comprising roll top bath with ornamental feet and free standing mixer tap with shower attachment, twin wash hand basins with mixer taps set on distressed vanity unit and high-level flush WC, heated towel rail. uPVC frosted double glazed window to front, uPVC frosted double glazed window to side, ceramic tiled flooring, coving to ceiling with recessed low-voltage spotlights.

Bedroom 2
11'5" x 11'4" (3.47m x 3.45m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator, coving to ceiling.

Bedroom 3
8'6" x 8'1" (2.59m x 2.46m)
UPVC double glazed window to front, radiator.

Bedroom 4
9'7" x 9'0" (2.92m x 2.74m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled p shaped bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to front, ceramic tiled flooring, ceiling with recessed low-voltage spotlights.

Annexe

Annexe Kitchen/Diner
16'2" x 8'4" (4.93m x 2.54m)
Fitted with a matching range of modern light grey base and eye level units with contrasting sparkle white granite, 1+1/2 bowl composite sink unit with swan neck mixer tap, integrated fridge/freezer, eye level electric fan assisted oven, four ring hob with extractor hood over, built-in microwave, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, vinyl flooring, coving to ceiling with recessed low-voltage spotlights, door to:

Annexe Lounge
16'8" x 8'4" (5.08m x 2.54m)
UPVC double glazed window to side, radiator, uPVC double glazed french doors to garden, door to:

Annexe Bedroom
9'5" x 17'0" (2.88m x 5.18m)
UPVC double glazed window to side, radiator, coving to ceiling with recessed low-voltage spotlights, door to:

En-suite Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap with white sparkle granite work surface, WC with hidden cistern, heated towel rail, extractor fan. uPVC double glazed window to side, radiator, vinyl tiled flooring, coving to ceiling with recessed low-voltage spotlights.

Outside
Front garden, extensive double width tarmac driveway to the front and side with car parking space for six cars, side gated access with gravelled area, outside cold water tap, courtesy lighting, power socket.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway leading to side gate with lawned area and mature flower and shrub borders, timber garden shed, outside cold water tap power socket.

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