

4 Merefold, Horwich, Bolton, Lancashire, BL6 7RE



## Offers In The Region Of £395,000

Extended three bedroom detached property, situated in an amazing setting with tranquil views to the rear. Easy access to local schools, shops, rail links and Rivington Country Park. Set in a quiet Cul-De-Sac, this property offer spacious accommodation with many benefits, including garage, off road parking and solar panels.

THIS PROPERTY IS HIGHLY RECOMMENDED FOR VIEWING TO APRECIATE BOTH THE LOCATION AND CONDITION.

- Amazing Views
- 3 Bedrooms
- 3 Car Off Road Parking
- Gardens Front And Rear
- Gas Central Heating
- Detached
- Extended To Rear
- Integral Garage
- Double Glazing
- RPI Indexed Solar Panels Fitted



Viewing Highly Recommended.

Extended three bedroom detached property in a very sought after location, offering a tranquil lifestyle. Situated in a quiet Cul-De-Sac close to local schools, shops, rail and motorway links and Rivington Country Park.

This home comprises:- Entrance hall, lounge, dining room, under stairs storage, kitchen diner, utility room. To the first floor there are three bedrooms two are double, all have fitted robes. Bedroom three is currently used as a home office. There are plans in place for extension and conversion of the garage/porch into a fourth bedroom with en-suite. To the outside there are gardens to the front and rear with the rear overlooking a large lake. The property benefits from double glazing, gas central heating, extension to rear, garage off road parking, solar panels, cavity wall insulation.

**THIS PROPERTY MUST BE VIEWED TO APPRECIATE THE VIEW, CONDITION AND LOCATION.**

The property will be sold with vacant possession and no onward chain.

### **Entrance Hall**

Entrance Rock Door to front UPVC frosted double glazed window to front, double radiator, stairs, door to Storage cupboard, door to:

### **Lounge 12'6" x 13'9" (3.81m x 4.19m)**

UPVC double glazed window to front, double radiator, electric fire.

### **Dining Room 11'9" x 10'11" (3.57m x 3.33m)**

Double radiator, hardwood double sliding doors to lounge, uPVC double glazed entrance patio double door to rear.

### **Kitchen/Diner 8'5" x 17'4" (2.56m x 5.29m)**

Fitted with a matching range of base units with worktop space over and eye level units with underlighting, drawers, round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge and slimline dishwasher, fitted fan assisted Miele oven and fitted fan assisted Miele top oven, built-in gas hob with coloured glass splash back with pull out extractor hood over, uPVC double glazed window to rear, double radiator, radiator, uPVC double glazed entrance double door to rear, open plan to Utility Room:

### **Utility Room 4'7" x 8'1" (1.40m x 2.47m)**

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, stainless steel sink with mixer tap with ceramic tiled splashback, plumbing for automatic washing machine, drain for condenser tumble dryer, space for fridge/freezer, uPVC frosted double glazed window to side, double radiator, fitted hanger drying rail.



## Garage

Remote-controlled electric sectional door.

## Bedroom 1 12'9" x 11'6" (3.89m x 3.50m)

UPVC double glazed window to front, fitted with a range of wardrobes fitted with hanging rail, shelving, overhead storage, cupboard and drawers, radiator, TV point:

## Bedroom 2 11'9" x 11'6" (3.57m x 3.50m)

UPVC double glazed window to rear, fitted with a range of built-in wardrobe(s) with hanging rails, shelving and TV point. Over bed storage, cupboards and drawers, radiator.

## Bedroom 3 9'9" x 8'4" (2.97m x 2.54m)

UPVC double glazed window to front, fitted with a built-in wardrobe(s) with louvre fronted sliding doors, shelving, overhead storage and tv point.

## Landing

UPVC frosted double glazed fire escape window to side, access hatch to loft:

## WC

UPVC frosted double glazed window to side.

## Bathroom

Three piece suite comprising deep bow fronted bath with mixer tap, wash hand basin with base cupboard, storage under, mixer tap, shower cubicle with glass screen and ceramic tiling to all walls, uPVC frosted double glazed window to rear, extractor fan, heated towel rail, ceramic tiled flooring, door to storage cupboard housing central heating boiler.

## Outside Front

Open plan garden laid to lawn with mature planting, driveway leading to garage with power and electric door.

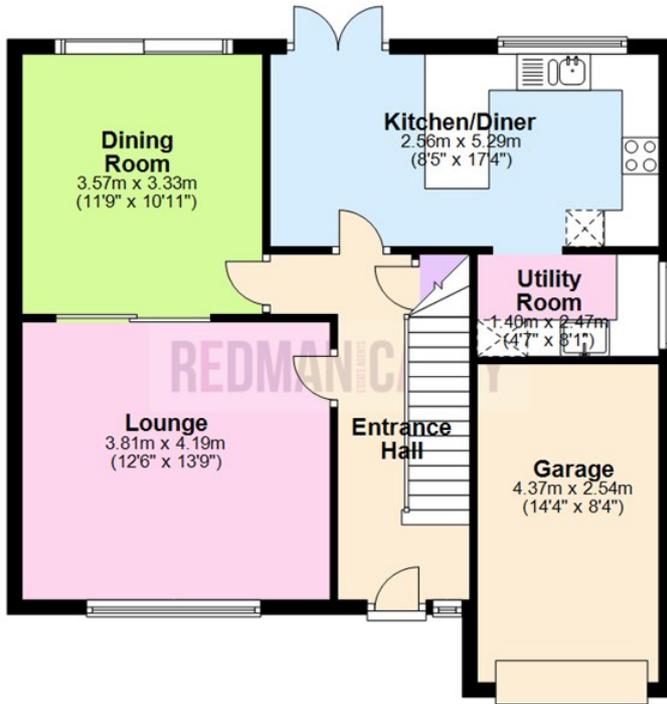
## Outside Rear

Enclosed rear garden laid to lawn with mature flower beds paths, patio seating area, greenhouse with power, wooden garden shed. External power source to garden.



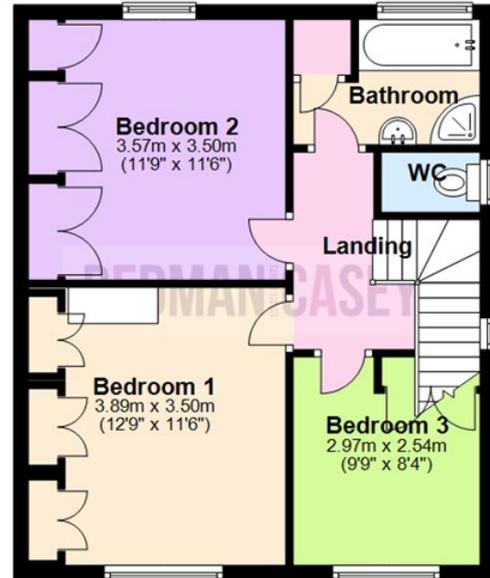
### Ground Floor

Approx. 71.5 sq. metres (769.1 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



Total area: approx. 118.2 sq. metres (1272.3 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

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

