



Total area: approx. 106.5 sq. metres (1146.3 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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

14 Brooklands, Horwich, Bolton, BL6 5RW

Deceptively spacious 4 bedroom detached property offering excellent family accommodation throughout. The property benefits from gas central heating and double glazing and has been modernised and updated throughout by the current owner including bathroom and en-suite and kitchen / utility room, along with general decoration and boiler. The property boasts 4 generous bedrooms two receptions plus conservatory well proportioned gardens and extensive driveway leading to a detached garage. Ideally located for access to local amenities, shops and schools, viewing is essential.

Offers In The Region Of £345,000





Located on this ever popular residential estate this 4 bedroom detached property offers excellent accommodation and has been updated by the current owner over the last couple of years to include bathroom and en-suite, kitchen / utility room and boiler replacement. The property comprises :- Entrance hall, lounge, dining room, conservatory, kitchen, utility room and cloakroom wc. To the first floor there are 4 generous bedrooms, the master having en suite shower room and a family bathroom with modern three piece suite. Outside there are open plan gardens to the front along with extensive driveway parking for 3 cars leading to a detached garage and a private rear garden with lawn, patio and gravelled areas. Viewing is essential to appreciate all that is on offer.

Entrance Hall
uPVC double glazed entrance door leads to entrance hall, double radiator, carpeted stairs to first floor landing, door to:

WC
UPVC frosted double glazed leaded window to front, fitted with two piece modern white suite comprising, wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, radiator, ceramic tiled flooring, dado rail.

Utility
6'0" x 8'5" (1.84m x 2.57m)
Base units with complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed leaded window to side, radiator, laminate flooring, door to built-in under-stairs storage cupboard.

Kitchen
10'8" x 11'11" (3.25m x 3.63m)
Fitted with a matching range of modern white gloss base and eye level units with underlighting, drawers and complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, enclosed wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for dishwasher, space for fridge/freezer, gas point for cooker with fitted extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed door to garden, door to:

Dining Room
7'9" x 10'9" (2.36m x 3.28m)
Radiator, laminate flooring, dado rail, coving to textured ceiling, double glazed patio door to:

Conservatory
10'8" x 8'4" (3.24m x 2.55m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, double glazed door to garden.

Lounge
15'0" x 10'9" (4.57m x 3.28m)
UPVC double glazed leaded bay window to front, coal effect gas fire, two radiators, coving to textured ceiling.

Landing
Built-in storage cupboard, access to loft, door to:

Bedroom 1
11'11" x 10'10" (3.63m x 3.30m)
UPVC double glazed leaded window to front, radiator, laminate flooring, coving to textured ceiling, door to:

En-suite
Fitted with three piece modern white comprising inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and tiled shower enclosure, WC with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed leaded window to front, radiator, laminate flooring.

Bedroom 2
10'10" x 8'10" (3.29m x 2.69m)
UPVC double glazed window to rear, radiator.



Bedroom 3
11'11" x 8'7" (3.63m x 2.62m)
UPVC double glazed leaded window to front, radiator.

Bedroom 4
10'11" x 7'3" (3.33m x 2.20m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level

WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, laminate flooring.

Outside
Open plan front garden, extensive tarmac driveway to the front and side leading to garage and with car parking space for three cars with lawned area, stepping stones leading to front entrance door and mature flower and shrub borders.

Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway with lawned gravelled area and mature flower and shrub borders, gated access, side access to detached single garage with power and light connected.