

17 Brightwater, Horwich, Bolton, BL6 5GW



Offers In The Region Of £340,000

Deceptively spacious and well presented 4 double bedroom detached [property. Offering excellent accommodation with potential for expansion should the need arise. Ideally located for access to local amenities, shops and sought after schools along with access to M61 & Blackrod railway station within 1/2 mile/ The property benefits from 2 spacious reception rooms kitchen diner and utility, 4 generous bedrooms, en suite shower room to master and family bathroom fitted with a three piece suite. Open plan front gardens with parking for 2 cars and a single garage (the garage has been partitioned in the middle to provide a treatment room / Office to the rear and storage to the front. Rear garden with lawn and paved patio area.

Viewing essential to appreciate all that is on offer.

- 4 Bedroom Detached
- 2 Reception Rooms
- En Suite to Master
- Viewing Essential
- Council Tax Band
- Ideally Located for Road & Rail Links
- Dining Kitchen
- Spacious Gardens
- EPC Rating C



Ideally located for access to local amenities, shops, schools and transport links for motorway and rail lines to Manchester Preston and beyond. The property offers superb accommodation which comprises : Entrance hall, wc. Lounge, separate dining room, fitted kitchen diner and utility room. To the first floor there are 4 generous double bedrooms, the master having an en suite shower room and a family bathroom fitted with a three piece suite. Outside there is ample parking and the double driveway leading to a single garage currently converted into storage at the front and office / treatment room at the rear. The rear gardens offer spacious lawn and paved patio and the ability to extend should the need arise and subject to consent. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Built-in under-stairs storage cupboard, radiator, karndean flooring, stairs, uPVC double glazed entrance door, door to:

WC

UPVC frosted double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator, karndean flooring.

Lounge 17'2" x 10'10" (5.24m x 3.31m)

UPVC double glazed box window to front, two double radiators, double door to:

Dining Room 9'4" x 10'4" (2.84m x 3.15m)

UPVC double glazed window to rear, radiator.

Kitchen/Diner 15'5" x 16'6" (4.70m x 5.04m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer and tiled splashbacks, integrated fridge, built-in eye level electric fan assisted double oven, four ring ceramic hob with extractor hood over, double radiator, karndean flooring, double door, door to:

Utility 3'7" x 7'4" (1.10m x 2.24m)

Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for freezer, radiator, door to:

Landing

UPVC double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

Bedroom 1 14'1" x 11'0" (4.30m x 3.35m)

UPVC double glazed window to front, radiator, door to:



En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, shaver point, uPVC frosted double glazed window to side, radiator.

Bedroom 2 12'4" x 8'11" (3.75m x 2.73m)

UPVC double glazed window to front, radiator.

Bedroom 3 10'0" x 10'2" (3.04m x 3.09m)

UPVC double glazed window to rear, radiator.

Bedroom 4 9'8" x 8'11" (2.95m x 2.73m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece white suite comprising deep panelled p shaped bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside

Open plan front garden, paved pathway leading to front entrance door with lawned area and flower and shrub borders, double width driveway to the front leading to garage and with car parking space two cars.

Rear garden, enclosed by timber fencing to rear and sides, sunken paved sun patio with lawned area.

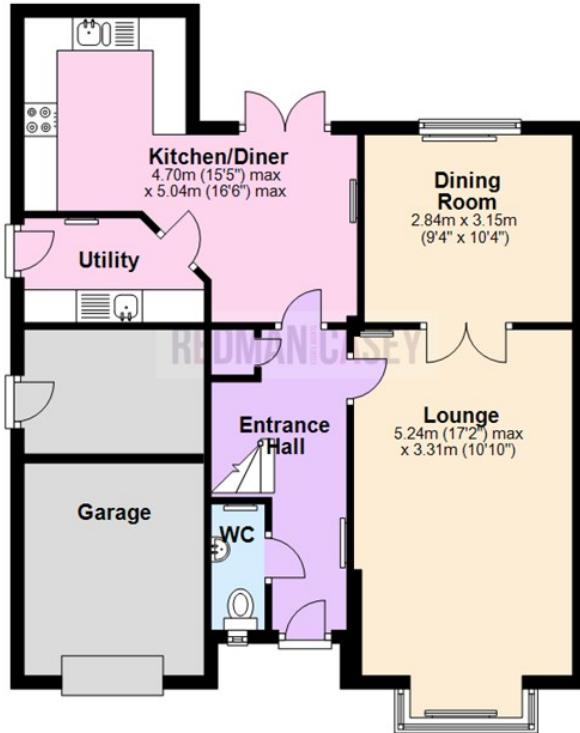
Garage

Attached brick built single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, currently split with storage to front side and office / treatment room to rear, Up and over door, door.



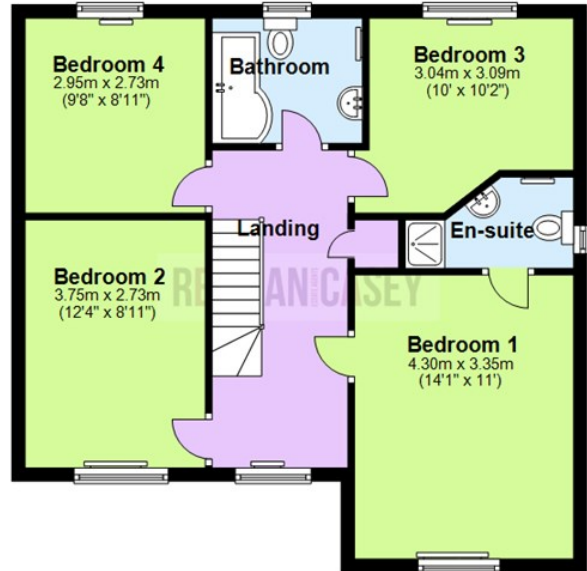
Ground Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.2 sq. feet)



Total area: approx. 117.3 sq. metres (1262.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

