

69 Brooklands, Horwich, Bolton, BL6 5RW



## Offers Around £335,000

Well presented four bedroom detached property. Located in a quiet residential location, close to local primary and secondary schools, easy access to Rivington County Park, and local shops and amenities. This home benefits from gardens front and rear, off road parking, conservatory and garage, fully double glazed with gas central heating. Viewing is highly recommended to appreciate all this home has to offer.

- Detached
- Gardens Front And Rear
- Off Road Parking
- Gas Central Heating
- Council Tax Band D
- Four Bedroom
- Integral Garage
- Fully Double Glazed
- Awaiting EPC



Well presented four bedroom detached property, located in a quiet residential location. Situated close to primary and secondary schools, good transport links for easy commute, easy access to Rivington Country Park, and local shops and amenities. The property comprises:- Entrance porch, lounge, dining room, kitchen, conservatory, W.C. and garage all to the ground floor. The first floor has four bedrooms the master being En-Suite and a family bathroom. The property benefits from double glazing, gas central heating, off road parking, garage, gardens front and rear. This home is highly recommended for viewing to appreciate all that this home has to offer.

### Inner Porch

UPVC double glazed window to side, radiator, uPVC double glazed entrance door to front,

### Lounge 15'8" x 11'1" (4.78m x 3.37m)

UPVC double glazed window to front, log effect electric fire set in wooden surround, double radiator, :

### Dining Room 11'3" x 11'1" (3.44m x 3.37m)

Double radiator, metal double sliding entrance door to rear,:

### Kitchen 7'10" x 11'11" (2.39m x 3.63m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed entrance door to side,:

### Conservatory

With polycarbonate roof, ceiling fan and power and light connected, two windows to side, window to rear, uPVC double glazed window, uPVC double glazed entrance door to side, :

### Hall

Stairs,

### WC

UPVC frosted double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, heated towel rail, ceramic tiled flooring.

### Bedroom 1 12'5" x 11'1" (3.78m x 3.37m)

UPVC double glazed window to front, radiator,





### En-suite

Three piece suite comprising pedestal wash hand basin, recessed shower enclosure with folding glass screen and low-level WC, extensive ceramic and tiling, extractor fan, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring, :

### Bedroom 2 9'11" x 11'1" (3.02m x 3.37m)

UPVC double glazed window to rear, radiator, :

### Bedroom 3 8'5" x 9'8" (2.57m x 2.94m)

UPVC double glazed window to front, radiator.

### Bedroom 4 5'10" x 9'8" (1.77m x 2.94m)

UPVC double glazed window to rear, radiator.

### Bathroom

With three piece suite comprising deep panelled bath, vanity wash hand basin in vanity unit with base cupboard, storage under, mixer tap and ceramic and tiling to all walls, shower with over and glass screen and close coupled WC, uPVC frosted double glazed window to side, ceramic tiled flooring.

### Landing

UPVC frosted double glazed window to side, door to:

### Garage

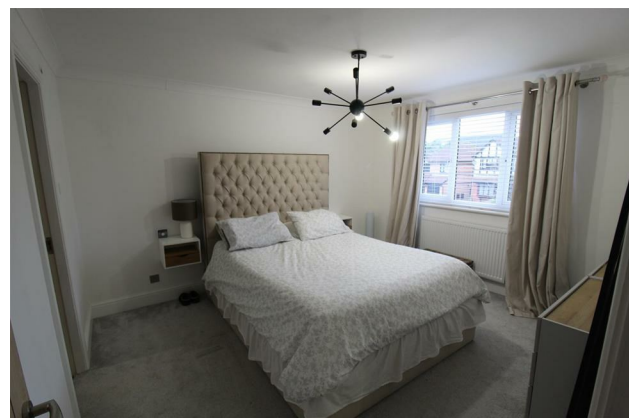
Integral garage with power and light connected, metal up and over door.

### Outside Front

Driveway leading to garage, lawn to front:

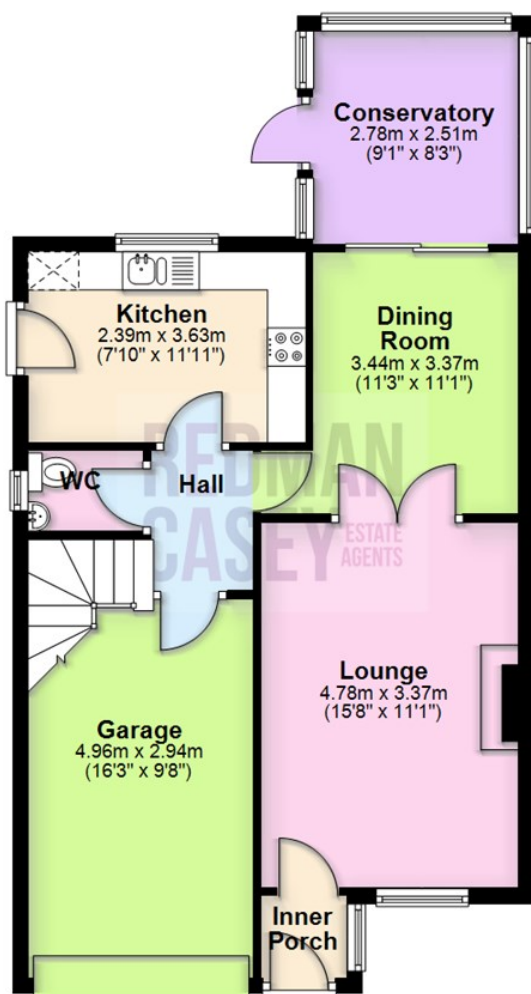
### Outside Rear

Enclosed garden with lawn and mature planting, patio dining area.



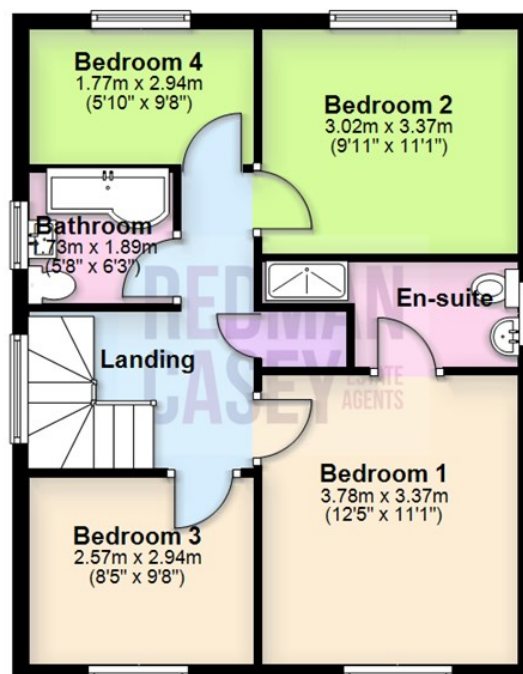
## Ground Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 119.0 sq. metres (1281.3 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	

