

Total area: approx. 112.1 sq. metres (1206.4 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.



**6 Evanstone Close, Horwich, Bolton, Lancashire, BL6 5SQ**

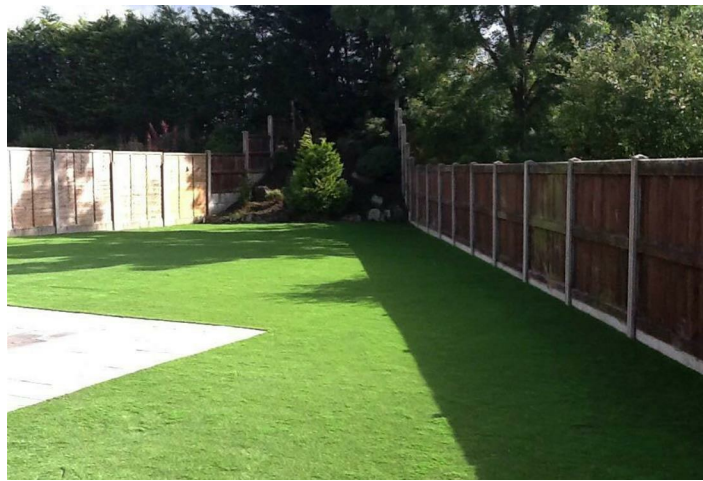
Deceptively spacious and situated on a large plot at the head of a cul de sac this extended 4 bedroom detached home offers excellent accommodation with potential for expansion ( planning granted for extension to side 2021) spacious lounge, fitted dining kitchen and conservatory, utility and bedroom 4 to ground floor, three bedrooms, en suite to master plus family bathroom. Externally there are open plan gardens to the front with driveway parking for 2-3 cars Rear and side gardens with large paved sun patio, extensive artificial grassed area. Viewing essential to appreciate all that is on offer.

**Offers In The Region Of £345,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</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	<b>68</b>	

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		





Situated on a quiet cul de sac this extended detached property offers fantastic accommodation with potential for further extension to either side (Planning has been granted for extension to the left hand side in 2021 planning reference 12193/21 ) The property comprises hallway, w.c. lounge, dining kitchen, conservatory, bedroom 4 and utility. To the first floor there are 3 bedrooms with en suite to master and built in robes to two bedrooms, family bathroom with fitted three piece suite. Outside there are open plan gardens to the front with driveway parking and to the side and rear there are extensive gardens with large paved patio and artificial grassed areas. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**  
Stairs to first floor landing, uPVC double glazed entrance door, door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece white suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and half height ceramic tiling to all walls, radiator.

**Bedroom 4**  
12'0" x 8'1" (3.67m x 2.47m)  
UPVC double glazed window to front, radiator, textured ceiling with recessed spotlights.

**Lounge**  
16'10" x 13'0" (5.14m x 3.97m)  
UPVC double glazed window to front, fireplace set in timber surround, radiator, laminate flooring, two wall lights, open plan archway Kitchen Diner to:

**Kitchen/Diner**  
10'10" x 16'6" (3.30m x 5.03m)  
Fitted with a matching range of modern grey base and eye level units with underlighting, drawers, cornice trims and complementary white granite round edged worktops, matching glazed display unit with cupboard and drawers, twin bowl china butler style sink unit with stainless steel mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in twin eye level electric fan assisted ovens, five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, double door to:

**Conservatory**  
Half brick construction with uPVC double glazed windows, double glazed roof, power and light connected, three windows to side, window to rear, radiator, laminate flooring, door to:

**Utility**  
5'0" x 8'1" (1.52m x 2.47m)  
Base and eye level cupboards with worktops, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and tumble dryer, laminate flooring, double glazed door to garden.

**Landing**  
UPVC double glazed window to side, radiator, door to:

**Bedroom 1**  
15'5" x 9'5" (4.69m x 2.86m)  
UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

**En-suite**  
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, half height ceramic



three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

**Bedroom 2**  
8'3" x 9'5" (2.52m x 2.86m)  
UPVC double glazed window to rear, built-in storage cupboard, radiator, laminate flooring, open plan, door to:

**Bedroom 3**  
8'2" x 6'9" (2.50m x 2.06m)  
UPVC double glazed window to front, radiator. Built in wardrobes and drawers

**Bathroom**  
Fitted with three piece modern white suite comprising jacuzzi 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 frosted double glazed window to rear, ceramic tiled flooring.

**Outside**  
Open plan front garden, tarmac driveway to the front with car parking for

two / three cars, gravel area with lawned area. Side and rear garden, enclosed by timber fencing to rear and sides, side gated access, large gravelled paved sun patio with lawned area, timber garden shed.