REDMAN CASEY ESTATE AGENTS

1 Mallard Drive, Horwich, Bolton, Lancashire, BL6 5RN

Offers In The Region Of £345,000

Substantial extended five bedroom detached property, ideal for a growing family and is situated within close proximity of popular local schools, shops, Blackrod rail station and M61 Motorway, The property benefits from large driveway parking, extensive work shop, spacious lounge, diner and conservatory, modern fitted kitchen, en-suite and mezzanine to master bedroom, private rear gardens, viewing essential to appreciate all that is on offer.

- 5 Bedrooms
- 2 Receptions plus Conservatory
- Large Workshop
- EPC Rating C
- Master with En Suite and Mezzanine
- Modern Kitchen and Bathroom
- Close to Rail and Motorway Access
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Modern five bedroom extended detached property, located in the ever popular area of Horwich, close to Blackrod Train Station, Excellent schools, the M61 motorway, Middlebrook retail park and five minutes from idyllic walks in Rivington countryside. The property comprises five bedrooms (Four of which are doubles) En-Suite & mezzanine to the master bedroom. Four piece Family Bathroom, Downstairs W.C. excellent Lounge, dining room with cloak area, Fitted modern kitchen, Conservatory, integral garage & large timber workshop with power and light connected, integral garage. outside to the front there Is a block paved driveway which accommodates 3/4 cars, a private enclosed large rear garden with a resin patio area and fenced off lawned area which is south facing and gets the sun throughout the day from late morning until sunset. Gas central heated & double glazed windows throughout, CCTV to front and rear. Viewing is essential to appreciate all that is on offer

Hall
Radiator, stairs to first floor landing, double glazed entrance door, door to:

Lounge 24'4" x 11'3" (7.41m x 3.44m)
Triple glazed box window to front, living flame effect gas fire set in ornate surround, double radiator, Feature vertical radiator, three wall lights, coving to ceiling, uPVC double glazed french doors to garden, door to:

Kitchen 7'5" x 20'10" (2.27m x 6.36m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, matching breakfast bar, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC triple glazed window to rear, built-in under-stairs storage cupboard, Feature vertical radiator, vinyl flooring, folding door, door to:

WC
UPVC frosted triple glazed window to rear, fitted with two piece modern white suite comprising, wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, vinyl flooring.

Dining Room 18'1" x 9'1" (5.51m x 2.77m)
UPVC triple glazed window to front, radiator, laminate flooring, coving to ceiling, door to:

Garage 17'0" x 9'9" (5.17m x 2.97m)
Integral single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, water tap, double radiator, remote-controlled roller door, door to:

Workshop
With power and light connected, two windows to rear, double door to front, door to rear garden.

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Conservatory
Half brick construction with uPVC double glazed windows, three windows to side, uPVC double glazed window to rear, electric radiator, uPVC double glazed door to garden.

Landing
Built-in over-stairs storage cupboard, Feature vertical radiator, door to:

Bedroom 1 14'10" x 9'6" (4.53m x 2.90m)
UPVC triple glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s), fitted matching drawers, double radiator, ceiling with recessed spotlights, stairs, door to:

En-suite Shower Room
Fitted with three piece suite comprising tiled double shower area with shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted triple glazed window to rear, heated towel rail.

Mezzanine Study Area 4'11" x 9'6" (1.49m x 2.90m)
Access to eaves space.

Bedroom 2 9'11" x 9'1" (3.02m x 2.76m)
UPVC triple glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboard, radiator.

Bedroom 3 12'4" x 8'5" (3.76m x 2.56m)
UPVC triple glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching cupboards, double radiator.

Bedroom 4 13'9" x 8'5" (4.19m x 2.56m)
UPVC triple glazed window to front, fitted bedroom suite with a range of wardrobes two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards.

Bedroom 5 8'7" x 5'11" (2.62m x 1.80m)
UPVC triple glazed window to front, radiator.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, two uPVC frosted triple glazed windows to rear.

Outside
enclosed large rear garden with a resin patio area and fenced off lawned area which is south facing and gets the sun throughout the day from late morning until sunset.

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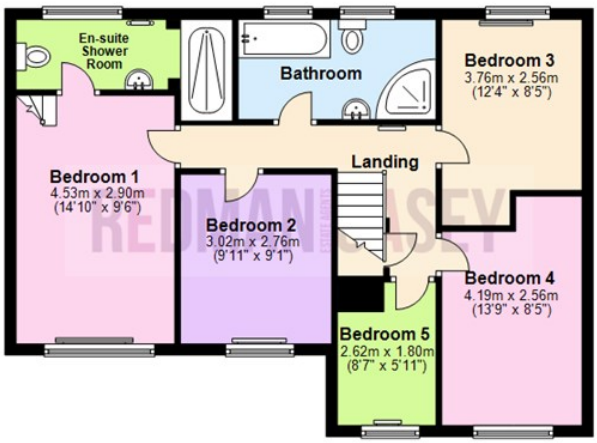
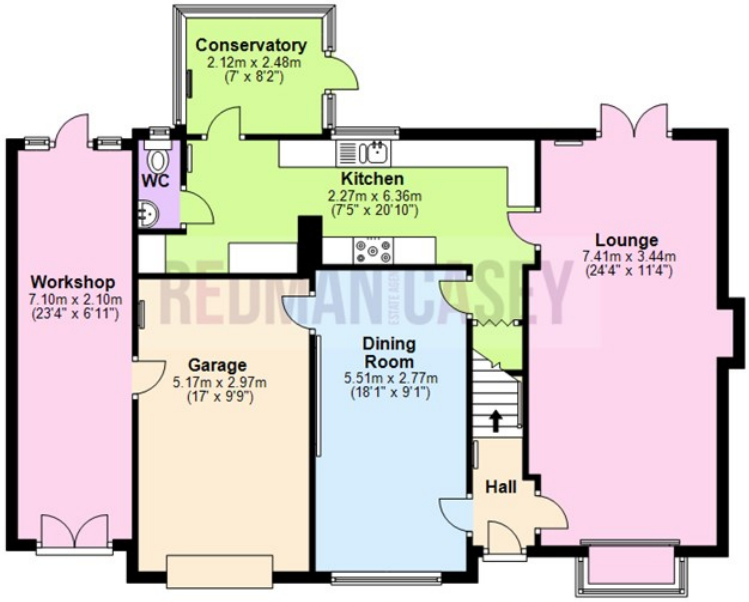
First Floor

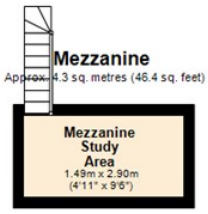
Approx. 67.9 sq. metres (730.4 sq. feet)



Ground Floor

Approx. 85.6 sq. metres (921.2 sq. feet)

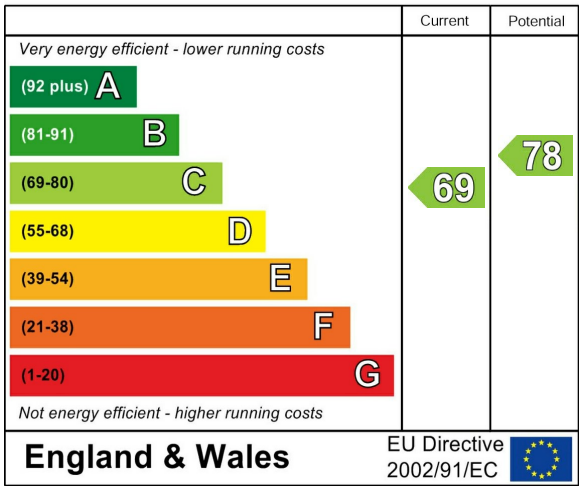




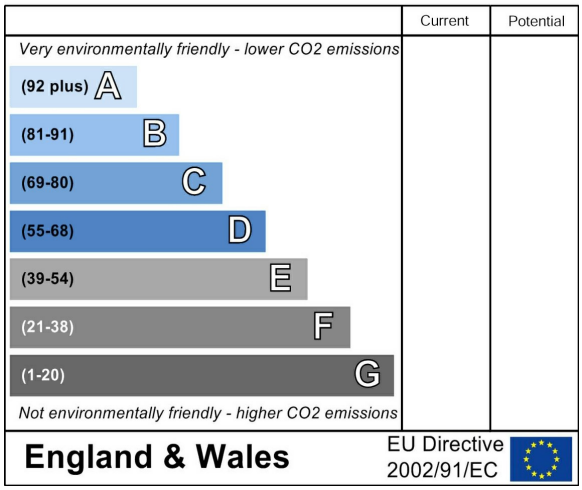
Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

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



Environmental Impact (CO_2) Rating



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