REDMAN CASEY ESTATE AGENTS

47 Higherbrook Close, Horwich, Bolton, Lancashire, BL6 6SQ

£355,000

Executive style four bedroom detached property is the superb location of Middlebrook. Close to local shops, schools, and all transport links. This property offers spacious living in a modern home situated in a quiet cul-de-sac , Viewing is highly recommended.

- Four Bedrooms
- Kitchen Diner
- Off Road Parking
- Double Glazing
- Entertainment Area Outside
- Master En-Suite
- Garage
- Gas Central Heating
- Gardens Front And Rear
- Patio To Rear.

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Four bedroom detached property situated in a popular residential location, close to all local amenities, transport links and local schools. The property comprises :- entrance hall, lounge, cloakroom, garage, kitchen dinner, utility, pantry cupboard. To the upstairs there are four double bedrooms the master being en-suite and a family bathroom. To the outside there is a driveway offering off road parking for vehicles, leading to the garage, lawn and mature planting. To the rear there is an enclosed garden space with lawns planting, patio area, and entertainment area. The property also benefits from double glazing and gas central heating. This executive home offers spacious living in a quiet cul-de-sac in a sought after location. Viewing highly recommended.

Hallway
UPVC opaque double glazed window to front, radiator, stairs, door to:

Lounge 13'10" x 10'10" (4.22m x 3.29m)
UPVC double glazed bay window to front, coal effect gas fire set in feature marble Adam style surround, two radiators, hardwood glazed double door to:

Kitchen/Dining Room 8'11" x 25'11" (2.71m x 7.90m)
Fitted with a matching range of base and eye level units with underlighting and drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic and dishwasher, space for freezer and fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to:

Garage
Metal up and over door.

Cloakroom
Two piece suite comprising, wash hand basin and low-level WC, fully ceramic tiled walls, radiator.

Utility 5'4" x 5'5" (1.62m x 1.65m)
With worktop space over, stainless steel sink, plumbing for automatic washing machine, vent for tumble dryer, uPVC double glazed window to side, radiator, uPVC double glazed entrance door to side.

Bedroom 1 13'5" x 11'2" (4.08m x 3.40m)
UPVC double glazed bay window to front, radiator, door to:

En-suite
Three piece suite comprising wash hand basin, recessed shower cubicle with glass screen and low-level WC, fully ceramic tiled walls, extractor fan, uPVC frosted double glazed window to front, two radiators.

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Door to Storage cupboard, door to:

Bedroom 3 9'5" x 11'2" (2.87m x 3.40m)
UPVC double glazed window to rear, radiator, door to:

Bedroom 2 9'5" x 14'6" (2.87m x 4.42m)
UPVC double glazed window to rear, radiator, door to:

Storage cupboard.

Bathroom
Three piece suite comprising deep panelled, vanity wash hand basin in vanity unit with storage under, mixer tap and tiled splashback with shower over and low-level WC, window to side, heated towel rail.

Bedroom 4 12'1" x 8'5" (3.68m x 2.56m)
UPVC double glazed bay window to front, radiator, door.

Outside Space Front
Garden laid mainly to lawn with mature flowerbeds and shrubs. driveway leading to garage off road parking.

Outside Space to Rear
Enclosed garden entry via wooden gate to side of house, patio seating area, entertainment area lawn and flower beds.

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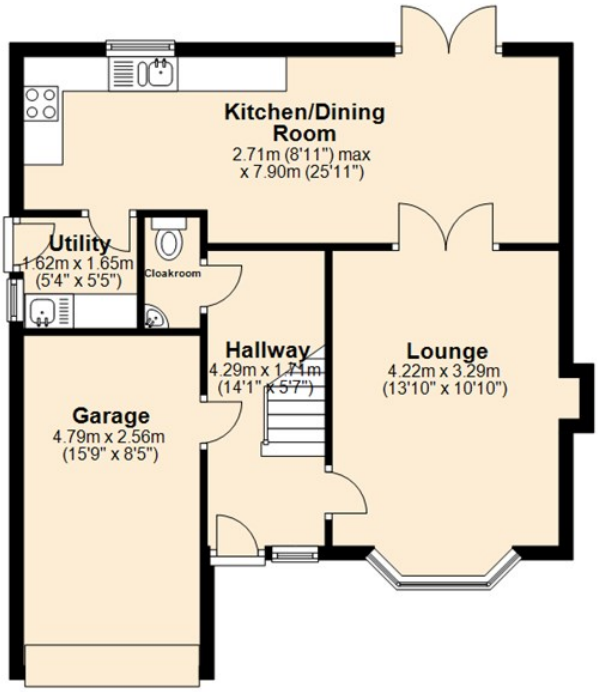
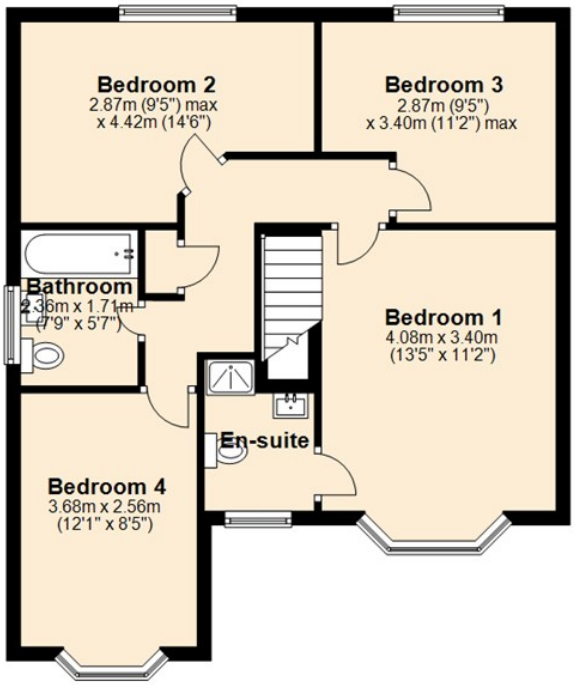
Ground Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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