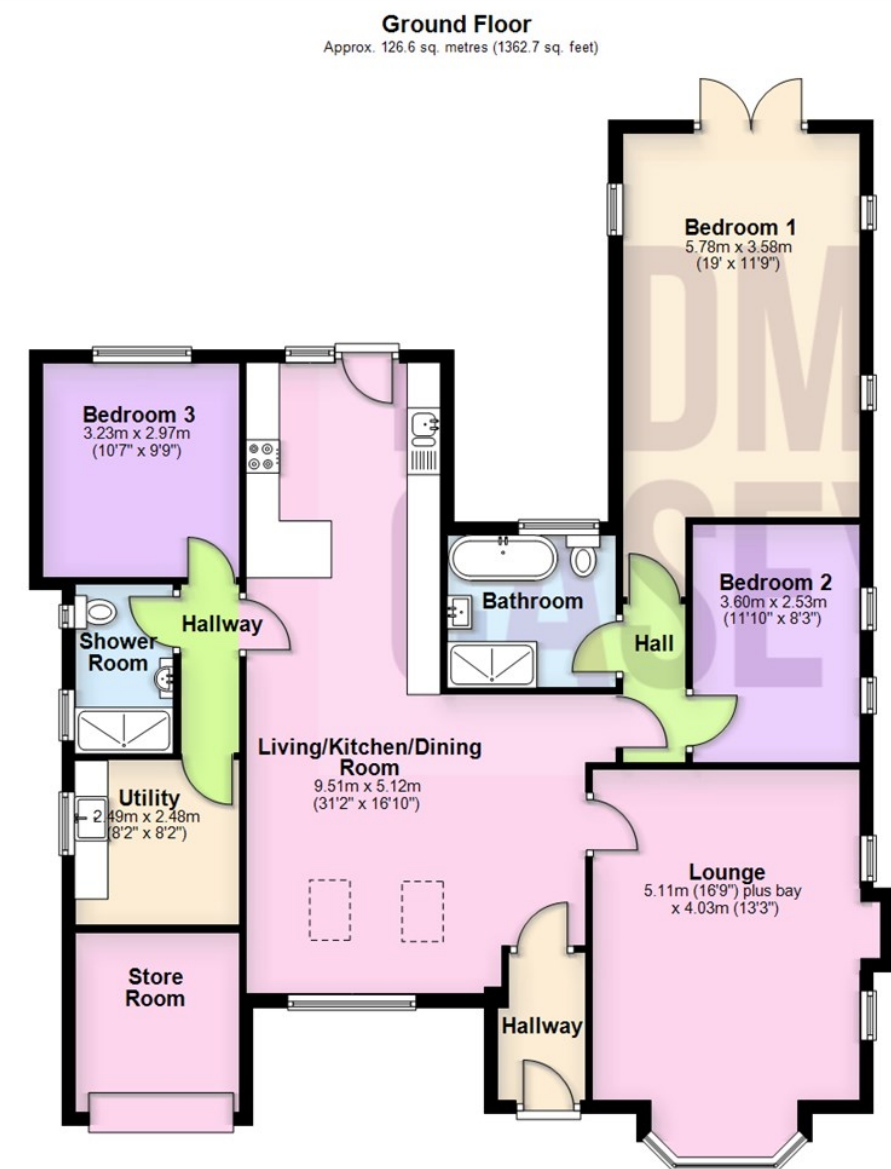




Total area: approx. 126.6 sq. metres (1362.7 sq. feet)

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.



Hillside New Chapel Lane, Horwich, Bolton, Lancashire, BL6 6QX

Simply stunning is the only way to describe this detached true bungalow. The current owners have completed a total renovation and remodelling of this spacious property to provide fantastic living accommodation of over 1360sqft. The finish and attention to detail is first rate with no stone left unturned. The property offers a modern twist on what is normally a standard form of accommodation with spacious open plan living kitchen diner, formal lounge, utility, three bedrooms, bathroom and shower room along with landscaped gardens to three sides. Viewing is highly recommended to appreciate all that is on offer.

Offers In The Region Of £485,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(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 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 





Situated in this highly sought after location rarely do properties of this calibre come to the market and this is one that certainly will not disappoint. Having gone through a total and comprehensive overhaul the owners have made what normally is a standard type of property into a luxury high spec home that would suit all ages and tastes. The property offers fantastic accommodation of over 1360sqft and comprises: Entrance hall, open plan living dining kitchen fitted with modern units with breakfast bar and integrated appliances. utility room, shower room and bedroom 3, formal lounge with bay window looking across open fields. two further bedrooms (one currently used as a dressing room and bathroom fitted with a four piece suite. Outside there is a front garden with extensive block paved driveway offering parking for 2-3 cars leading to a storage room. To the side and rear is a landscaped gardens with multiple patios lawned areas and well stock flower and shrub beds. Only by viewing can the standard of the fit and finish be truly appreciated.

Hallway
Radiator, laminate flooring, double glazed entrance door with matching side panel, door to:

Living/Kitchen/Dining Room
31'2" x 16'10" (9.51m x 5.12m)
Fitted with a matching range of modern marble effect fronted base and eye level units with contrasting white sparkle quartz worktop space over and matching up stands, breakfast bar with built in cupboards and seating area, 1+1/2 bowl under counter stainless steel sink unit with single drainer and mixer tap, integrated fridge and dishwasher, eye level electric fan assisted oven, four ring hob with extractor hood over, built-in microwave, uPVC double glazed window to front, uPVC double glazed window to rear, two column radiators, double radiator, Karndean flooring, vaulted ceiling with Velux skylights, double glazed door to garden, door to:

Hallway
Radiator, door to:

Bedroom 3
10'7" x 9'9" (3.23m x 2.97m)
Double glazed window to rear, radiator.

Shower Room
Fitted with three piece modern white comprising tiled double shower enclosure with rainfall and hand shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and ceramic tiling to three walls, heated towel rail, extractor fan, heated and lit

wall mounted mirror, two uPVC frosted double glazed windows to side, laminate flooring.

Utility
8'2" x 8'2" (2.49m x 2.48m)
Fitted with a matching range of modern white base and eye level units with complementary worktop space round edged worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side, radiator, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Lounge
16'9" x 13'3" (5.11m x 4.03m)
Two uPVC double glazed windows to side, uPVC double glazed bay window to front with views of open countryside, living flame effect gas fire set in marble surround, two double radiators, two wall light points.

Hall
Door to:

Bedroom 2
11'10" x 8'4" (3.60m x 2.53m)
Two uPVC double glazed windows to side, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.



Bathroom
Fitted with four piece modern white suite comprising freestanding oval shaped bath with freestanding shower and mixer tap, inset wash hand basin in vanity unit with drawers under and mixer tap, double shower enclosure with rainfall and hand shower over smoked glass doors and end panel with wet wall panelling, low-level WC, full height tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to rear, heated tiled flooring.

Bedroom 1
19'0" x 11'9" (5.78m x 3.58m)
Three uPVC double glazed windows to side, column radiator, two wall lights, uPVC double glazed french doors to garden,
Outside
Front garden, enclosed by dwarf brick wall and hedge to front and sides with lawned area and mature flower and shrub borders, extensive double width block paved driveway to the front with car parking space for two three cars.
Landscaped side and rear garden, enclosed by mature hedge to rear and sides, large

paved sun patio verandah, outside cold water tap power socket, outside security and courtesy lighting, timber summerhouse with power connected, lawned area with mature flower and shrub borders, side gated access, paved pathways.
Store Room
Storage room built in front of original garage with up and over door