



Total area: approx. 145.5 sq. metres (1566.1 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.



Hodgkinsons Fold Farm, Wilderswood, Horwich, Bolton, Greater Manchester, BL6 6SA

Fully renovated and improved detached property set in this idyllic location, offering fantastic family accommodation with planning for an extension to the rear. Two reception rooms, modern fitted dining kitchen, 3 double bedrooms and luxury four piece bathroom suite. Stunning open views to the front and a spectacular garden to the rear make this a property not to be missed.

Offers In The Region Of £725,000

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 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 within this highly sought after location of Factory Hill we are delighted to offer for sale this detached property which has undergone a total overhaul since purchase. The property offers contemporary living within a rural environment and offers potential to expand the property as per the passed plans currently available at Bolton planning portal with the reference 09493/20. which will provide a dining area, w.c. and utility room to the ground floor and a large master bedroom with en suite and balcony overlooking the rear garden to the first floor. The current layout offers excellent accommodation with generous bedrooms and spacious living accommodation and simply breath-taking views to the front of the property. Internally the property comprises :- Sun porch, fitted family kitchen diner, wc, dining room, lounge with wood burning stove. To the first floor there are 3 generous double bedrooms and luxury family bathroom fitted with a four piece suite. Outside there is a separate enclosed garden to the front with double parking area, hardstanding driveway leading to a detached double garage. To the rear there are extensive gardens with mature tree and shrub borders multiple patio area and elevated timber summerhouse along with electric point for a hot tub. Far reaching views from all three bedrooms looking across the Fylde coast and Welsh Mountains in the far distance. Viewing is essential to appreciate all that is on offer.

Sun Porch
Window to front and side offering far reaching views, part glazed entrance door, tiled flooring, door to kitchen.

Family Kitchen Diner
19'9" x 16'1" (6.02m x 4.89m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers and contrasting black granite worktop space, matching island unit with drawers storage under, glazed display units, twin bowl china butler style, sink unit with swan neck mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in range oven with 7 burners, twin ovens, grill and plate warmer, built in extractor hood over integrated wine cooler. uPVC double glazed window to front, uPVC double glazed window to side, double radiator, porcelain tiled flooring, carpeted stairs to first floor landing, double glazed stable door to side and door to:

WC
UPVC frosted double glazed window to rear, fitted with two piece suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, porcelain tiled flooring.

Dining Room
15'6" x 12'6" (4.73m x 3.82m)
UPVC double glazed window to front, double radiator, double glazed stable door to garden, door to:

Lounge
15'6" x 14'4" (4.73m x 4.37m)
UPVC double glazed window to rear, uPVC double glazed window to front with open views across countryside feature fireplace with cast- iron wood burning stove with glass door in chimney, double radiator.

Landing
UPVC double glazed window to rear, ceiling with recessed spotlights, built-in storage cupboard with shelving, door to:

Bedroom 1
15'10" x 11'10" (4.83m x 3.61m)
UPVC double glazed window to front with panoramic views of open countryside, uPVC double glazed window to rear with views of rear gardens, radiator, ceiling with recessed spotlights.

Bedroom 2
11'7" x 16'1" (3.52m x 4.89m)
UPVC double glazed window to front with panoramic views, double radiator, vaulted ceiling with recessed spotlights.

Bedroom 3
12'6" x 12'6" (3.80m x 3.82m)
UPVC double glazed window to front with panoramic views of open countryside, radiator, ceiling with recessed spotlights.

Family Bathroom
Fitted with four piece modern white suite



comprising deep oval shape freestanding bath with wall mounted waterfall mixer tap, feature wall mounted wash hand basin with mixer tap, tiled double shower enclosure with rainfall shower over and low-level WC, extractor fan, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear, radiator, porcelain tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, concrete driveway to the side leading to garage, car parking space for two cars, separate garden to the front with large lawned area, mature ornamental flower and shrub borders, enclosed by dwarf stone wall and timber fencing, offering fantastic open views across Horwich and beyond., Detached double garage with power and light connected. Private side and rear garden, enclosed by timber fencing stone wall and mature hedge to rear and sides, multiple paved sun patios, extensive lawned areas with mature established flower and shrub borders beds, aluminium greenhouse, timber summerhouse, area with power for hot tub. Planning permission granted to extend the property into the rear gardens providing extra living and bedroom accommodation has been passed and is available for inspection via the Bolton council website with reference 09493/20