



Ranworth, Foxholes, Horwich, Bolton, Greater Manchester, BL6 6AJ

Price £329,995

- 4 Bedrooms
- Partial PVCu Double Glazing
- Attached Garage
- 2 Receptions
- No Chain
- Stunning Gardens



Porch

PVCu double glazed window to front, PVCu double glazed window to side, quarry tiled flooring, door to:

Master Bedroom 13'9" x 10'5" (4.19 x 3.18)

PVCu double glazed window to side, radiator, Fitted robes comprising double robes with hanging space and shelving.

Garage

Attached brick built single garage, Up and over door.

Bedroom 2 10'6" x 8'0" (3.2 x 2.44)

PVCu double glazed window to side, radiator.

Family Room 13'9" x 15'8" (4.19 x 4.78)

Fireplace, two wall lights, PVCu double glazed french doors with matching side panels to garden.

Hallway

Door to:

Bedroom 3 10'6" x 7'11" (3.2 x 2.41)

PVCu double glazed window to side, radiator.

Bedroom 4 10'4" x 6'5" (3.15 x 1.96)

PVCu double glazed window to side, radiator, door to built-in storage cupboard with hanging space.

Lounge/Diner 20'1" x 13'10" (6.12 x 4.22)

PVCu double glazed window to rear, fireplace with brick built surround and dog basket solid fuel burner, radiator, double radiator, two wall lights, PVCu double glazed french doors to garden, Storage cupboard.

Kitchen 12'0" x 8'9" (3.66 x 2.67)

Fitted with a matching range of beech effect base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, electric point for cooker with pull out extractor hood over, window to front, double door to cupboard with built-in double boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water, door to:

Utility Room 5'3" x 4'9" (1.6 x 1.45)

Plumbing for washing machine, vent for tumble drier, quarry tiled flooring, door to:

WC

Two piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, quarry tiled flooring.

Hallway

Two PVCu double glazed windows to side, radiator, door to:



Bathroom

Three piece suite comprising panelled bath with power shower over and glass screen, wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to two walls, window to side, sliding door to Storage cupboard.

Outside

Front garden, brick paved paths, block paved driveway to the front leading to garage with lawned area and flower and shrub borders beds, enclosed by dwarf wall and timber fencing to front and sides.

Rear Garden. Enclosed by timber fencing and mature hedge to rear and sides with steps down to lawned area, paved paths and mature flower and shrub borders beds, further extensive lawned area leading to the woodland section of the garden,



