REDMAN CASEY ESTATE AGENTS

36 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW

Offers In The Region Of £335,000

Spacious four bedroom detached property situated in a very popular residential location. Situated close to local schools, shops, amenities and Rivington Country Park. The property offers flexible accommodation with benefits of gardens to front and rear with off road parking and great access to major road and rail links. Viewing is recommended to appreciate all that is on offer.

- Four Bedroom
- Off Road Parking
- Gas Central Heating
- Close To All Amenities
- En- Suite To Master
- Gardens To Front And Rear
- Conservatory
- Double Glazing
- Flexible Accommodation
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Spacious four bedroom detached property in a popular and ideal residential location. Close to local schools, shops, local amenities and close to the picturesque Rivington Country Park. This property offers flexible accommodation and comprises:- Entrance hall, cloakroom, lounge, dining room, kitchen. conservatory, utility room, garage. To the first floor there are four bedrooms, the master being en-suite and a family bathroom. The property also benefits from double glazing, gas central heating, off road parking gardens to front and rear. We highly recommend this property for viewing to appreciate the space and all that is on offer.

Hallway
Double radiator, radiator, stairs, door to:

Lounge 15'0" x 10'6" (4.57m x 3.19m)
UPVC double glazed bay window to front, coal effect fire with feature surround, radiator.

Dining Room 11'6" x 10'6" (3.50m x 3.19m)
UPVC double glazed window to rear, radiator.

Kitchen 8'2" x 15'0" (2.48m x 4.58m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate unit with tiled splashbacks, space for freezer and fridge/freezer, built-in electric fan assisted oven, built-in gas hob with pull out extractor hood over, uPVC double glazed window to rear, double door to Conservatory, door to:

Conservatory
Two uPVC double glazed windows to side, uPVC double glazed window to rear, two double radiators, uPVC double glazed double door to side, door to:

Utility Area 7'3" x 9'1" (2.20m x 2.76m)
Range of with worktop space over eye level cupboards, stainless steel sink, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed frosted entrance door to side, door to:

Cloakroom
UPVC frosted double glazed window to side, radiator.

Garage
Up and over door.

Bedroom 1 10'3" x 10'6" (3.12m x 3.19m)
Two uPVC double glazed windows to front, Storage cupboard, built-in wardrobe(s) with sliding door, hanging rail, shelving, overhead storage and drawers, radiator, two double doors, door to:

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En-suite
Three piece suite comprising pedestal wash hand basin, shower cubicle with folding glass screen and low-level WC, tiled splashbacks, heated towel rail.

Bedroom 2 12'2" x 12'5" (3.71m x 3.78m)
UPVC double glazed window to front, radiator, door to:

Bedroom 3 11'6" x 8'6" (3.50m x 2.59m)
UPVC double glazed window to rear, radiator.

Bedroom 4 7'5" x 8'7" (2.27m x 2.61m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and close coupled WC, tiled surround, uPVC frosted double glazed window to rear, heated towel rail.

Landing
UPVC opaque double glazed window to side, door to:

Outside Front
Garden laid mainly to lawn with mature planting, with driveway leading to garage.

Outside Rear
Enclosed garden laid to lawn with mature planting, shrubs and mature flower beds, patio seating area.

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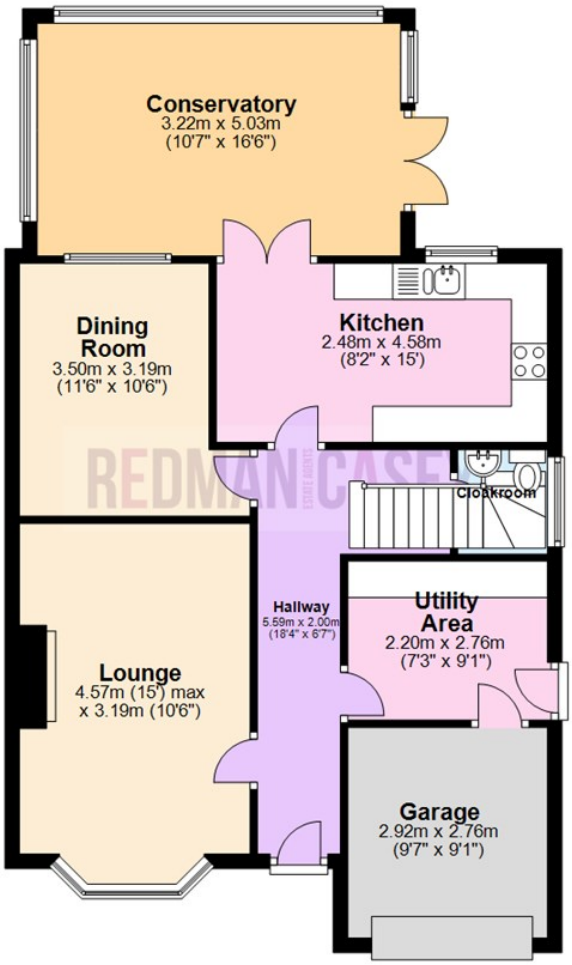
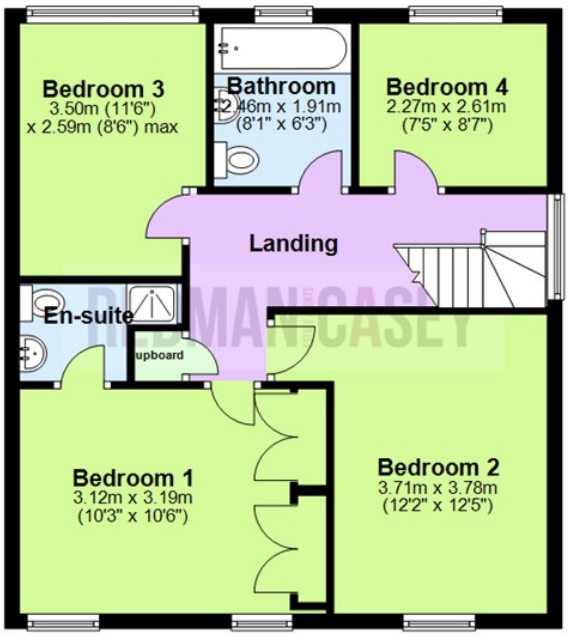
Ground Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



First Floor

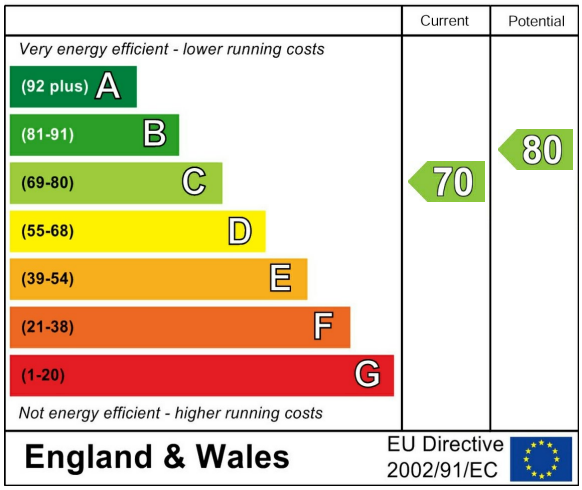
Approx. 55.0 sq. metres (592.2 sq. feet)



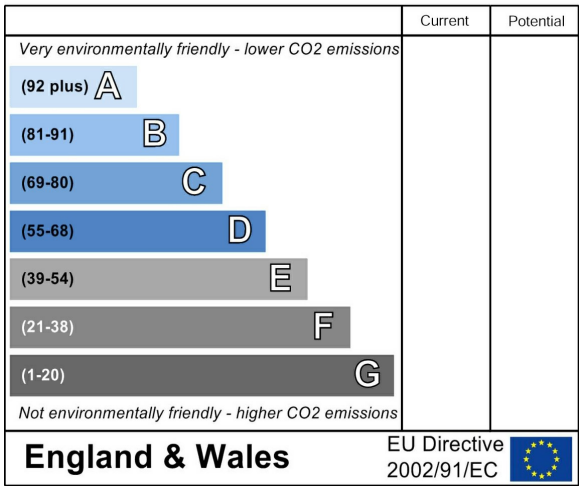
Total area: approx. 131.9 sq. metres (1420.0 sq. feet)

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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