



Total area: approx. 189.6 sq. metres (2040.5 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 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	

9 Barncroft Drive, Horwich, Bolton, Greater Manchester, BL6 6NZ

Stunning extended four double bedroom detached property, situated in a quiet cul de sac location with superb views to the front. This executive detached residence offers everything you would want in a family house with two receptions superb living kitchen diner and two conservatories, master suite with dressing room and 4 piece en suite shower room family bathroom viewing essential. Superb Views. Corner plot gardens.

Offers In The Region Of £525,000





Superbly presented and improved to a very high specification this executive detached property offers fantastic family accommodation. Situated in a quiet cul de sac location, in an exclusive pocket of Horwich, the property comprises:- Entrance hall, lounge, family dining room through to a conservatory, stunning living kitchen diner completely re-modelled with high quality units and granite worktops, open plan to dining area, utility room and cloak w.c. Second conservatory and access to integral double garage. To the first floor there is a master suite with generous bedroom fitted dressing room and en suite with four piece suite. there are three further double bedrooms and a family bathroom with four piece suite. Outside there are deceptively large gardens to front side and rear with large patio areas premium quality granite blocks, including illuminated steps and extensive block paved driveway to the front with car parking for 3 cars leading to a double garage. This property is situated to offer open views to the front and must be viewed to appreciate the quality and size of property on offer viewing is strictly by appointment only.

Entrance Hall
UPVC double glazed window to front, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, stairs, uPVC double glazed entrance door, double door to:

Lounge
19'5" x 12'9" (5.91m x 3.88m)
UPVC double glazed window to front with wooden shutters, coal effect gas fire with surround and marble effect inset and hearth, two double radiators, coving to ceiling, double door to:

Sitting Room
12'0" x 10'4" (3.66m x 3.15m)
Double radiator, double door to:

Conservatory 1
Half brick construction with uPVC double glazed windows, ceiling replaced with insulated panels Upvc clad with downlighting, power and light connected, double radiator, laminate flooring, uPVC double glazed double door to garden.

Kitchen/Diner
10'6" x 24'1" (3.20m x 7.34m)
Fitted with a matching range of modern cream base and eye level units with contrasting granite worktop space, matching breakfast bar, 1+1/2 bowl sink unit with mixer tap, integrated dishwasher, space for fridge/freezer and range, built-in extractor hood and wine cooler, uPVC double glazed window to rear, uPVC double glazed box window to rear, double radiator, ceramic tiled flooring, Half vaulted ceiling with recessed spotlights and twin 'Velux' roof windows, door to:

Utility
7'4" x 9'0" (2.23m x 2.74m)
Fitted with a range of cream base and eye level units with contrasting round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, ceramic tiled flooring.

Conservatory 2
15'0" x 7'10" (4.58m x 2.39m)
Half brick construction with uPVC double glazed windows and power and light connected, insulated roof with Upvc panelling internally and down lighters, double radiator, vinyl flooring, uPVC double glazed door to garden.

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

Main Bedroom
10'10" x 15'2" (3.31m x 4.62m)
UPVC double glazed window to front with panoramic views and wooden shutters, radiator, coving to ceiling, door to:

Dressing Room
7'9" x 10'5" (2.37m x 3.17m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, radiator.

En-suite
Fitted with four piece modern white suite comprising deep corner panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring.

Bedroom 2
12'9" x 11'3" (3.88m x 3.44m)
UPVC double glazed window to front with wooden shutters, radiator, coving to ceiling.

Bedroom 3
10'11" x 11'3" (3.34m x 3.44m)
UPVC double glazed window to rear, radiator, coving to ceiling.



Bedroom 4
10'11" x 8'0" (3.34m x 2.43m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, wall mounted mirror, two uPVC frosted double glazed windows to side, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, extensive block paved driveway to the front and side leading to garage and with car parking space for three cars, enclosed by timber

fencing and mature hedge to sides.
Side garden enclosed by stone wall and timber fencing to sides, large paved sun patio with premium quality granite blocks, including illuminated steps, side gated access.
Private rear garden, enclosed by stone wall and timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders.

Garage
Integral brick built double with power and light connected, remote-controlled electric up and over door.