

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



£215,000

Well presented and extended three bedroom detached property ideally located for access to local amenities, shops, leisure centre and schools. The property must be viewed to appreciate all that the property has to offer with spacious reception rooms, stunning kitchen, en suite to master.

- 3 Beds
- Bi Fold Doors to Garden
- Must Be Viewed
- Superb Kitchen
- Cul De Sac Position
- EPC Rating D



Situated on this highly sought after development within easy reach of Horwich town centre the local amenities, shops, schools and leisure centre along with the Rivington countryside. The property offers excellent accommodation comprising :- Entrance hall, cloakroom w.c. Lounge, dining room open plan to a modern fitted kitchen with built in and integrated appliances. To the first floor there are three bedrooms the master having en suite shower room and a family bathroom. Outside there are open plan lawned areas to the front along with tarmac driveway with parking for two cars leading to a storage garage. To the rear there are private terraced gardens with multi level patios and decking. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, carpeted stairs to first floor landing, part glazed entrance door, door to:

WC

Frosted double glazed leaded window to front, fitted with two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with drawers, mixer tap and tiled splashback and low-level WC, radiator.

Lounge 15'3" x 12'4" (4.66m x 3.76m)

Double glazed leaded window to front, coal effect gas fire with ornate surround and marble effect inset and hearth, radiator, laminate flooring, two wall lights, coving to ceiling, door to:

Dining Area 15'0" x 15'9" (4.56m x 4.81m)

Built-in under-stairs storage cupboard, heated towel rail, laminate flooring, ceiling with recessed spotlights, double glazed bi-fold doors to garden, open plan kitchen area to:

Kitchen 9'7" x 8'6" (2.92m x 2.59m)

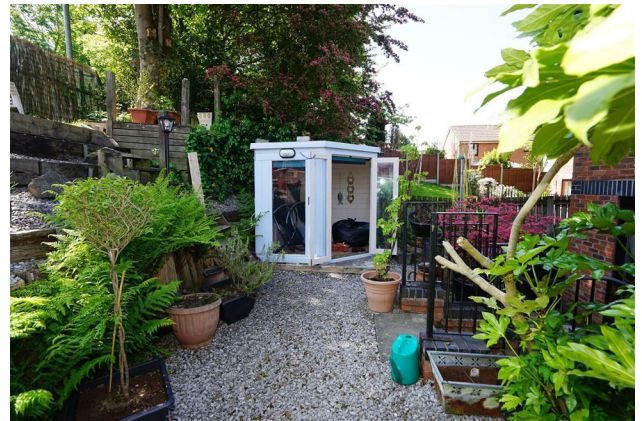
Fitted with a matching range of modern cream gloss base and eye level units with underlighting, drawers, cornice trims and complementary oak worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, laminate flooring, ceiling with recessed spotlights.

Landing

Frosted double glazed leaded window to side, two windows to side, door to:

Bedroom 1 11'9" x 12'4" (3.58m x 3.76m)

Double glazed leaded bay window to front, double glazed leaded window to front, radiator, archway to en suite, door to:



En-suite

Fitted with two piece modern white comprising wall mounted in vanity unit with drawers and mixer tap and tiled double shower enclosure, full height ceramic tiling to two walls, heated towel rail, wall mounted, mirrored cabinet, ceramic tiled flooring.

Bedroom 2 10'4" x 9'3" (3.15m x 2.82m)

Double glazed window to rear, radiator.

Bedroom 3 10'4" x 6'3" (3.15m x 1.91m)

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, frosted double glazed leaded window to side, radiator.

Outside

Front garden, tarmac driveway to the front leading to garage store area, car parking space for two cars with lawned area, paved pathway.

Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with steps up to gravelled tiered garden with mature planting and timber decking area. Courtesy lighting summerhouse with lighting and power.

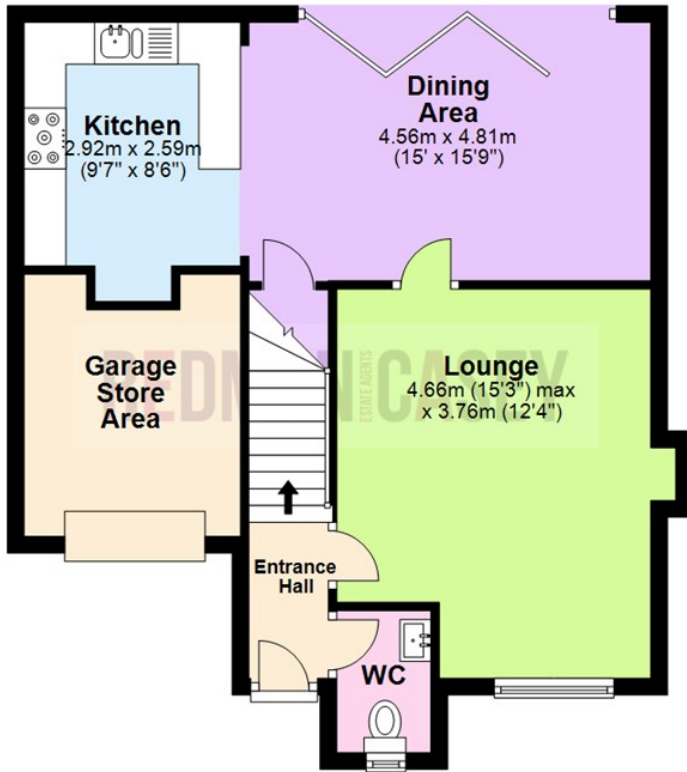
Garage Store Area

Up and over door.



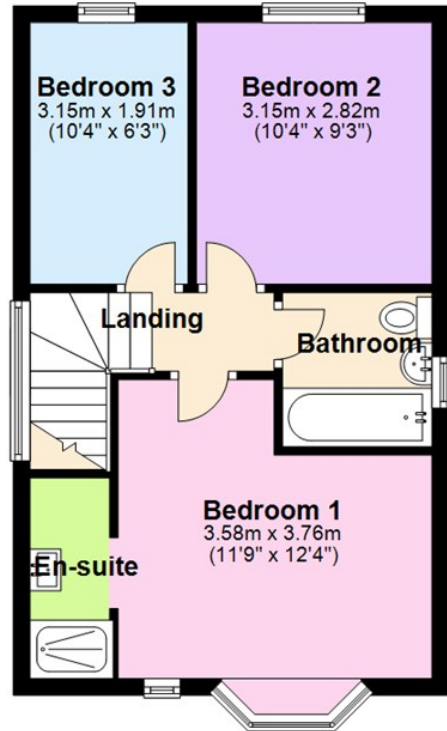
Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 93.4 sq. metres (1005.2 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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