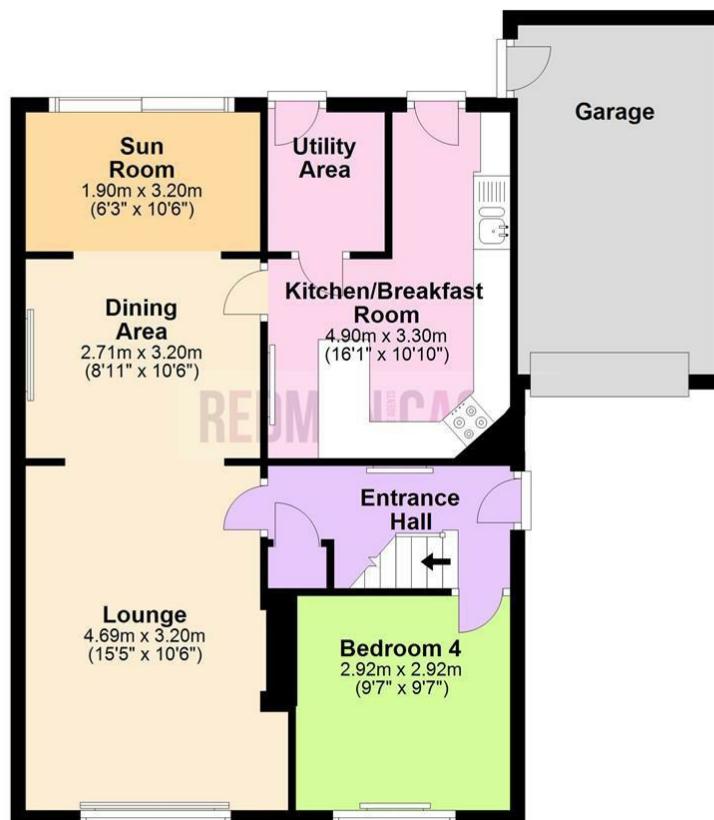


**Ground Floor**  
Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 5 Pennine Road, Horwich, Bolton, Lancashire, BL6 7NJ

Deceptively spacious extended 4 bedroom detached property ideally located for access to local amenities, shops and schools. The property offers fantastic accommodation with large living rooms fitted kitchen and utility, four bedrooms ( 3 up 1 down) and family bathroom fitted with a modern white three piece suite, well decorated throughout , generous gardens to front and rear with a single garage and driveway with parking for 2 cars, viewing is essential no chain.

**Offers In The Region Of £330,000**





Ideally located for access to local amenities, shops, schools and Rivington moorland this deceptively spacious detached property will make a fantastic family home. Benefiting from gas central heating and double glazing the property comprises :- Entrance hall, bedroom 4 lounge, dining area pen plan to sun lounge, fitted kitchen and utility room. To the first floor there are three further double bedrooms and a luxury bathroom fitted with a modern white suite with contemporary tiling throughout. Outside there are gardens to the front with a paved driveway leading to a single garage with power and light. Private rear garden with lawned area and paved sun patio. Viewing is essential to appreciate all that is on offer.

#### Entrance Hall

Built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, Composite double glazed entrance door with double glazed side panel, door to:

#### Bedroom 4

9'7" x 9'7" (2.92m x 2.92m)  
UPVC double glazed window to front, radiator.

#### Lounge

15'5" x 10'6" (4.69m x 3.20m)  
Window to front, feature fireplace with brick surround and tiled hearth, double radiator, three wall lights, open plan to:

#### Dining Area

8'11" x 10'6" (2.71m x 3.20m)  
Double radiator, open plan to:

#### Sun Room

Two wall lights, double glazed patio door to garden, door to:

#### Kitchen/Breakfast Room

16'1" x 10'10" (4.90m x 3.30m)  
Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting worktop space, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge and freezer, built-in electric fan assisted

double oven, four ring halogen hob with extractor hood over, radiator, ceramic tiled flooring, uPVC double glazed door to garden, door to:

#### Utility Area

Plumbing for washing machine, ceramic tiled flooring, combi gas boiler serving heating system and domestic hot water, double glazed door to garden, door to:

#### Landing

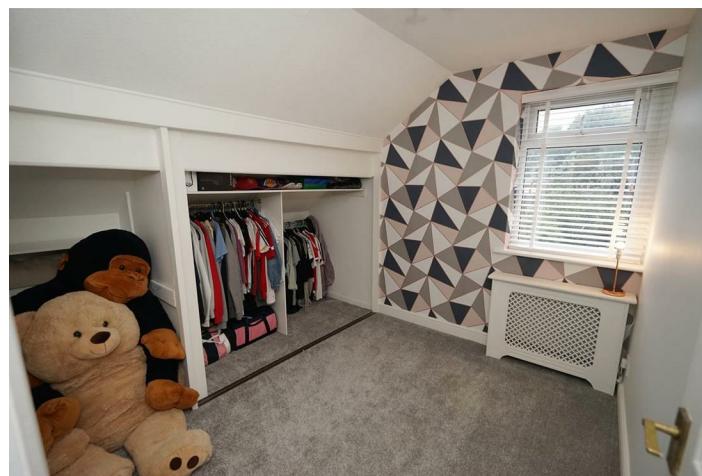
Door to:

#### Bedroom 1

9'7" x 14'8" (2.91m x 4.47m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, built-in cupboard, radiator, door to:

#### Bedroom 2

11'10" x 9'5" (3.60m x 2.86m)  
UPVC double glazed window to rear, built-in over-stairs storage cupboard, double radiator, door to:



#### Bedroom 3

8'11" x 10'6" (2.72m x 3.20m)  
UPVC double glazed window to rear, double glazed window to side, built-in with hanging rails and shelving, radiator.

#### Bathroom

Fitted with three piece modern white suite comprising deep panelled L shaped bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden



#### Outside

Private rear garden, enclosed by timber fencing to rear and sides, raised paved sun patio with lawned area and mature flower and shrub borders, paved pathway access to garage.

#### Garage

Attached single garage with power and light connected, Up and over door, door.