

109 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7EH



## Offers In The Region Of £211,500

A unique opportunity to purchase this semi detached home offered in good decorative order throughout and offered with no onward chain. The property set close to the centre of Horwich briefly comprises, porch, hall, W,C, lounge/diner, breakfast kitchen room, four bedrooms and a three piece bathroom suite. The property also benefits from gas central heating and double glazed windows, garage, driveway with parking for up to three cars and gardens to the front and rear.

- Four Bedrooms
- Garage & Drive
- Open Plan Lounge/Diner
- No Chain
- Close To Amenities
- EPC Rating





Positioned on Brownlow road, Horwich this four bedroom deceptively spacious semi detached family home offered with no onward chain comprising, porch, hall, W.C., open plan lounge diner, breakfast kitchen and upstairs four good sized bedrooms and a three piece bathroom suite. An ideal family residence offering a wealth of versatility and flexibility and is situated within easy reach to the village centre of Horwich equipped with shops, restaurants, local Leisure centre with an array of family facilities and activities, cafes, supermarkets and local businesses. In addition Middlebrook retail park along with access to the motorway, train stations and regarded schools are to hand. The property externally also benefits with a garage, drive and gardens to the front and rear. Early viewing is recommended.

### **Porch**

Access from the front, door to remodelled downstairs W.C., tiled with quality fittings, open to hall.

### **Hall**

Stairs rise to upper level, door to lounge, hall, stairs and landing fitted with high quality carpet.

### **WC**

Two piece suite with low level W.C., vanity wash basin, double glazed window to front aspect.

### **Lounge/Diner 23'0" x 14'3" (7.00m x 4.35m)**

Access from the hall to open plan lounge and dining area, large double glazed windows to front and rear provide an airy and well lit family space and views over the rear garden, feature fireplace with gas fire and brick surround, power points, telephone and cable TV points, wall mounted radiator, door to kitchen, door to under stairs storage, fitted with high quality carpet.

### **Kitchen/Breakfast Room 14'1" x 8'4" (4.29m x 2.54m)**

Access via the lounge diner offering an extensive range of modernised wall and base units with contrasting work surfaces, splash back tiling, breakfast bar, inset sink, integrated fridge & freezer, integrated oven with separate gas hob and extractor over. power points, wall mounted radiator, double glazed window to rear, door to rear.

### **Landing**

Stairs rise to first floor landing, doors lead to further accommodation. Access to part-boarded loft, with power and loft ladder.

### **Bedroom 1 12'10" x 10'11" (3.90m x 3.33m)**

Access via landing with double glazed window to front elevation, power points, wall mounted radiator, fitted wardrobes with sliding panelled door with storage and hanging space.





**Bedroom 2 10'0" x 10'11" (3.06m x 3.33m)**

Double glazed window, space for free standing or built in wardrobes, power points, wall mounted radiator, rear garden view.

**Bedroom 3 7'10" x 11'9" (2.38m x 3.59m)**

Built in storage, wall mounted radiator, double glazed window, power points.

**Bedroom 4 8'0" x 8'6" (2.44m x 2.59m)**

Good sized bedroom with built in storage cupboard, power points, wall mounted radiator, double glazed window.

**Bathroom**

Access off the landing to bathroom quality fitted suite fully tiled with low level W.C., bath with shower over and screen, vanity wash basin, double glazed frosted window.

**Garage**

Attached garage with lighting and power for appliances provides an opportunity (conforming to building regulations and any planning pending) for further extending the living accommodation.

**Outside**

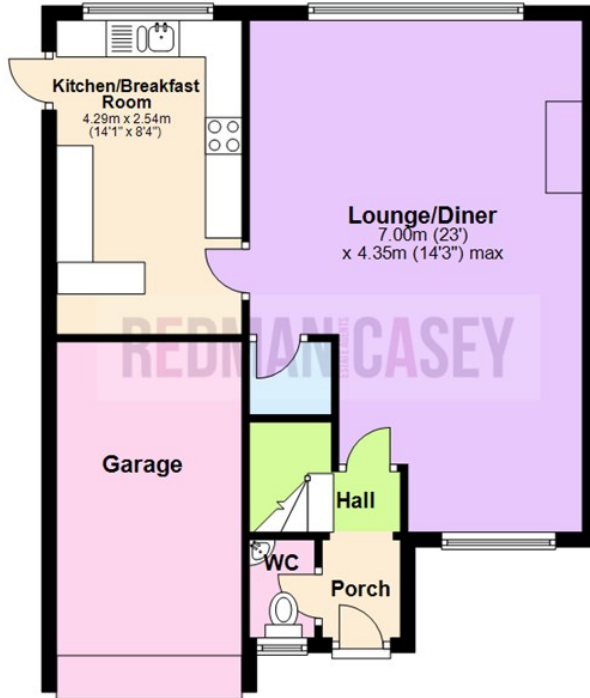
To the front aspect a driveway leading to attached single garage and adjacent well stocked and well maintained raised bed and garden plot.

To the rear of the property is a mature private garden with patio area, lawn, borders and trees.



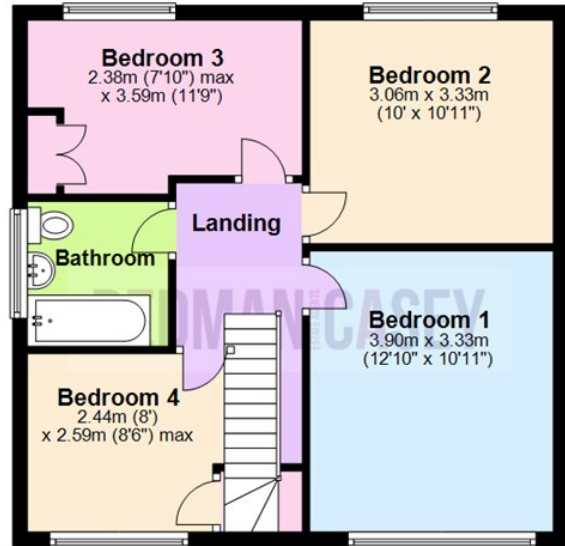
### Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

