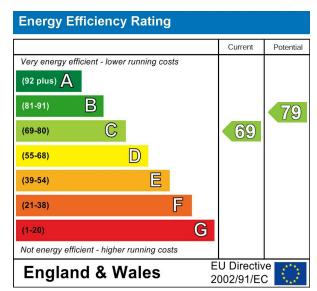
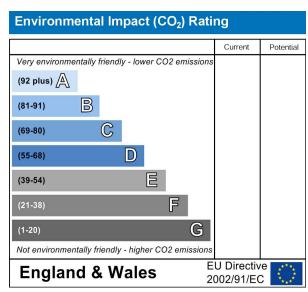


# Total area: approx. 132.5 sq. metres (1426.6 sq. feet)

in einformation provioce in this prochure has been approved by the vendor, nowever they do not represent any form of contract and it must not be assumed this year 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 measurement Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using Pamlp.







# 4 Rotherhead Close, Horwich, Bolton, BL6 5UG

Fully renovated throughout to a very high standard, this exceptional 4 bedroom detached is ready to go. Offering excellent accommodation with spacious reception rooms, stunning fitted kitchen diner, gym room master bedroom with built in wardrobes and luxury en suite shower room. Outside there are low maintenance gardens with artificial grass and porcelain patios. Ideally located for many local amenities, schools and transport links for M61 motorway and Rail line to Manchester and beyond. Viewing is essential to appreciate all that this stunning property has to offer.

# Offers In The Region Of £435,000













Located on this highly sought after residential **WC** centre is within walking distance and its fan, ceramic tiled flooring. varied selection of shops, bars and restaurants. The property has undergone a comprehensive renovation / makeover by the current owners and comprises: Entrance hall, lounge, cloakroom wc, stunning fitted kitchen diner with modern graphite grey units Kitchen/Diner and built in appliances, utility room. To the first 9'9" x 25'10" (2.98m x 7.87m) floor there are 4 generous bedrooms the Fitted with a matching range of graphite grey further fitted single wardrobe(s), built-in master having built in wardrobes and luxury coloured base and eye level units with over-stairs storage cupboard, radiator, door en suite shower room. Superb family underlighting, drawers and complementary to: bathroom fitted with a modern white 4 piece concrete effect worktops, composite sink suite. There is a gym room and integral unit with single drainer, hot tap mixer and tiled garage with power and light connected. splashbacks, integrated fridge/freezer and Outside is a double width driveway leading to dishwasher, built-in eye level electric fan the garage and offers off road parking for assisted oven with microwave over, four ring two cars. Top the rear is a fully enclosed low gas hob with extractor hood over, built in maintenance garden with large porcelain tiled patio and walkways, large artificial lawned windows to rear, radiator, ceramic tiled area and brick built storage shed with power flooring, ceiling with recessed spotlights, and light connected. Viewing is essential to uPVC double glazed french doors to garden, appreciate all that is on offer with this superb door to: property.

## **Entrance Hall**

Radiator, ceramic tiled flooring, ceiling with recessed spotlights, stairs, Composite entrance door with glass and side panel to garden, door to:

railway station and M61 motorway along with comprising, wall mounted wash hand basin sought after local schools for both primary with mixer tap and WC with hidden cistern, double glazed side door, door to: and secondary education, Horwich town full height ceramic tiling to all walls, extractor

17'7" x 11'3" (5.36m x 3.44m)

Box window to front, log effect gas fire set in ornate surround, double radiator.

double wine chiller, two uPVC double glazed

4'9" x 5'11" (1.45m x 1.81m)

Fitted with a matching range of dark grey base and eye level units with complementary worktops, stainless steel sink unit with single 12'2" x 8'2" (3.72m x 2.49m)

drainer and mixer tap with tiled splashbacks, estate offering excellent access to Blackrod Fitted with three piece modern suite plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, uPVC

# Landing

Access to loft with pull down ladder, door to:

# Bedroom 1

13'6" x 13'10" (4.11m x 4.22m)

Two uPVC double glazed windows to front. fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving,

Fitted with three piece suite comprising inset wash hand basin in vanity unit with drawers and mixer tap, tiled double shower enclosure with glass screen and low-level WC, full height ceramic tiling to all walls with built in tiled niches, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, uPVC panelled ceiling with spot lights.

# Bedroom 2

12'2" x 9'9" (3.72m x 2.96m)

UPVC double glazed window to rear, radiator.

### Bedroom 3

UPVC double glazed window to rear, radiator.













## Bedroom 4

8'11" x 7'7" (2.72m x 2.31m)

radiator.

# **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to all walls with built in tiled niches, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, uPVC panelled ceiling with spot lights.

# **Gym Room**

UPVC double glazed window to rear, mirrors and rubber flooring, Roller door to and side gate. front access door to:

Integral garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, remote-controlled roller door, access to boarded loft space with pull down ladder, door to rear garden.

Open plan front garden, double width block paved driveway with car parking space for

two cars, artificial lawned area and porcelain recessed ceiling led lighting wall mounted tiled pathway leading to front entrance door

> Rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, large sun patio with lawned area and gravelled borders, brick-built storage shed with power and light connected, courtesy lighting, side gated access.