

67 Brooklands, Horwich, Bolton, BL6 5RW



## Offers In The Region Of £335,000

Well presented and deceptively spacious 4 bedroom detached property with a generous south facing rear garden, offering excellent accommodation with spacious lounge, dining room, fitted kitchen, cloakroom wc and conservatory useful utility area sectioned off from the garage. To the first floor there are four generous bedrooms the master with en suite shower room and family bathroom fitted with a three piece suite, easily maintained rear garden with patio and timber decking and open plan to the front with extensive block paved driveway with parking for 2-3 cars. Viewing is essential to appreciate all that is on offer.

- Generous 4 Bedroom Detached Family Home
- Fitted Kitchen Diner and Conservatory
- Easily Maintained Gardens
- EPC Rating C
- Spacious Reception Rooms
- Master Bedroom with En Suite Shower
- No Chain
- Council Tax Band E



Situated on the edge of Horwich town centre offering excellent access to local amenities, park, leisure centre, health hub, shops, schools and Rivington Moorland this deceptively spacious detached property benefits from two reception rooms, 4 generous bedrooms and viewing is essential to appreciate all that is on offer in this superb property. Internally the property comprises : Entrance hall, cloakroom wc. lounge, dining room and fitted kitchen and conservatory, useful utility area sectioned off from the original garage. To the first floor there are 4 generous bedrooms the master having an en suite shower room, family bathroom fitted with a three piece suite. Outside there are open plan front gardens with extensive block paved driveway offering off road parking for 2-3 cars leading to a single integral storage garage. To the rear is a private garden with spacious patio and timber decking areas the property benefits from upvc double glazing and gas central heating,



### Entrance Hall

Two radiators, vinyl flooring, coving to textured ceiling, stairs to first floor landing, double glazed entrance door, door to:

### WC

UPVC frosted double glazed window to side, fitted with two piece coloured suite comprising, pedestal wash hand basin and low-level WC, built-in under-stairs storage cupboard, radiator, vinyl flooring, door to:



### Lounge 15'0" x 10'7" (4.57m x 3.22m)

UPVC double glazed leaded box window to front, coal effect gas fire set in marble surround, double radiator, coving to textured ceiling, archway dining room to:

### Dining Room 11'5" x 8'8" (3.48m x 2.64m)

Window to rear, radiator, coving to textured ceiling, door to:

### Kitchen/Diner 8'0" x 15'0" (2.44m x 4.57m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, electric point for cooker with pull out extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, patio door to:



### Conservatory

Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, window to rear, three windows to side, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:



### Utility Area 6'3" x 9'1" (1.90m x 2.77m)

Plumbing for washing machine, space for freezer and tumble dryer, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water, uPVC double glazed door, sliding door, door to:

### Store Room 10'2" x 9'1" (3.10m x 2.77m)

Up and over door.

### Landing

UPVC frosted double glazed window to side, radiator, door to:

### Bedroom 1 10'2" x 15'5" (3.09m x 4.70m)

Two uPVC double glazed leaded windows to front, two built-in double wardrobes, further two built-in single wardrobes, radiator, coving to textured ceiling, door to:

### En-suite

Fitted with three piece coloured suite comprising pedestal wash hand basin and tiled shower enclosure, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, shaver point and light, uPVC frosted double glazed window to side, radiator, vinyl flooring.

### Storage

### Bedroom 2 11'5" x 8'11" (3.48m x 2.73m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Bedroom 3 12'0" x 8'6" (3.65m x 2.58m)

UPVC double glazed window to front, radiator.

### Bedroom 4 8'3" x 8'5" (2.51m x 2.57m)

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with piece coloured comprising deep panelled bath with shower over and pedestal wash hand basin, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point and light, uPVC frosted double glazed window to rear, laminate flooring.

### Outside

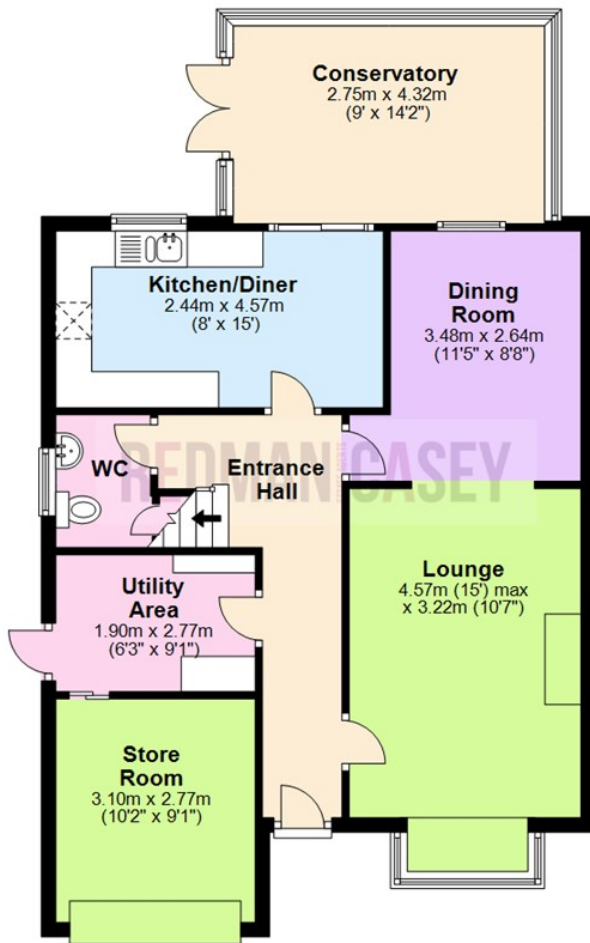
Open plan front garden, double width block paved driveway to the front car parking space for two cars with lawned area.

Private rear garden, enclosed by timber fencing to rear and sides, large paved patio and timber decking area with mature flower and shrub borders beds, gated side access.



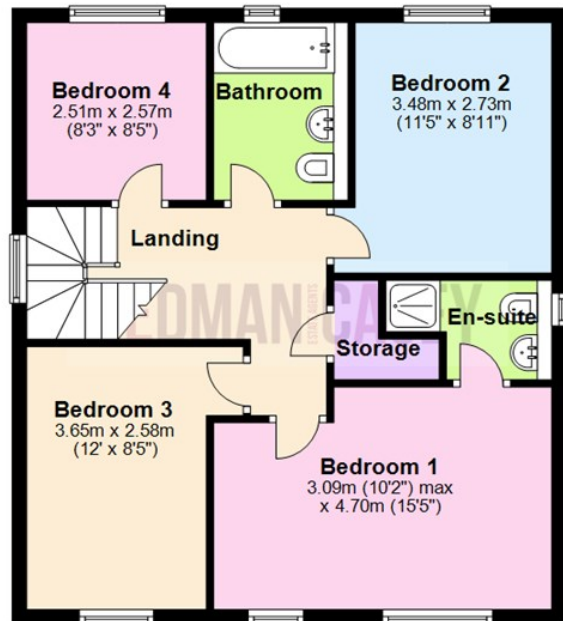
### Ground Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



### First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 127.2 sq. metres (1369.4 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>71</b>	<b>85</b>
<b>England &amp; Wales</b>	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) <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 2002/91/EC	

