

Brookland, Mill Lane, Horwich, Bolton, Greater Manchester, BL6 6AQ



**Price £325,000**

Superbly presented this handsome semi-detached property located in the Foxholes area of Horwich, overlooking mature woodland to front and rear, family living with two reception rooms, extended kitchen and conservatory. A delightful family home for the growing family. Viewing is essential to appreciate size and location.

- 3 Bedrooms
- uPVC Double Glazing
- Conservatory
- Council Tax Band D
- 2 Receptions
- No Chain
- Viewing Essential
- EPC Rating E



Located in a superb position overlooking woodland to both front and rear and offering excellent access to local shops, schools and Rivington countryside. This stunning period semi detached property offers superb accommodation with potential for expansion subject to planning. At present the property comprises :- Porch, entrance hall, lounge, dining room, kitchen fitted with a range of base and wall units, conservatory. To the first floor there are three bedroom two with fitted wardrobes and bathroom fitted with a three piece suite. Outside there are gardens to the front with lawned areas and flower and shrub borders to the rear is an enclosed private garden with patio and lawned areas surrounded by flower and shrub borders. Viewing is essential to appreciate.

### **Porch**

Quarry tiled flooring, part glazed entrance door with stained glass and matching side leaded panels, door to:

### **Entrance Hall**

Frosted leaded window to front, built-in double storage cupboard, radiator, stairs to first floor landing, double door, door to:

### **Lounge 11'6" x 12'6" (3.5 x 3.81)**

UPVC double glazed leaded bay window to front, coal effect gas fire with marble surround and marble inset and hearth, two radiators, two wall lights, coving to ceiling.

### **Dining Room 11'4" x 13'5" (3.46 x 4.09)**

UPVC double glazed bay window to rear, two radiators, coving to ceiling, door to:

### **Kitchen/Diner 10'8" x 8'10" (3.25 x 2.69)**

Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for washing machine and dishwasher, electric point for cooker with extractor hood over, window to rear, window to side, uPVC double glazed bay window to side, double radiator, door to built-in under-stairs storage cupboard with vent for tumble dryer.

### **Conservatory**

UPVC construction with uPVC double glazed windows, polycarbonate roof and power and lights connected, window to rear, three windows to side, window to front, ceramic tiled flooring, uPVC double glazed door to garden, uPVC double glazed door to side.

### **Landing**

UPVC frosted double glazed window to side, door to:

### **Bedroom 1 11'0" x 11'0" (3.36 x 3.36)**

UPVC double glazed leaded bay window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, radiator.

### **Bedroom 2 11'0" x 11'11" (3.36 x 3.63)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes fitted built-in wardrobe(s) with hanging rails and shelving, radiator.

### **Bedroom 3 6'7" x 7'1" (2.01 x 2.17)**

UPVC double glazed leaded window to front, radiator.

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with Mira electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, Pvc panelled ceiling with recessed spotlights.



**Front**

Mature front garden, enclosed by stone wall and mature hedge to front and sides, paved pathway leading to front entrance door with lawned area and mature flower and shrub borders.

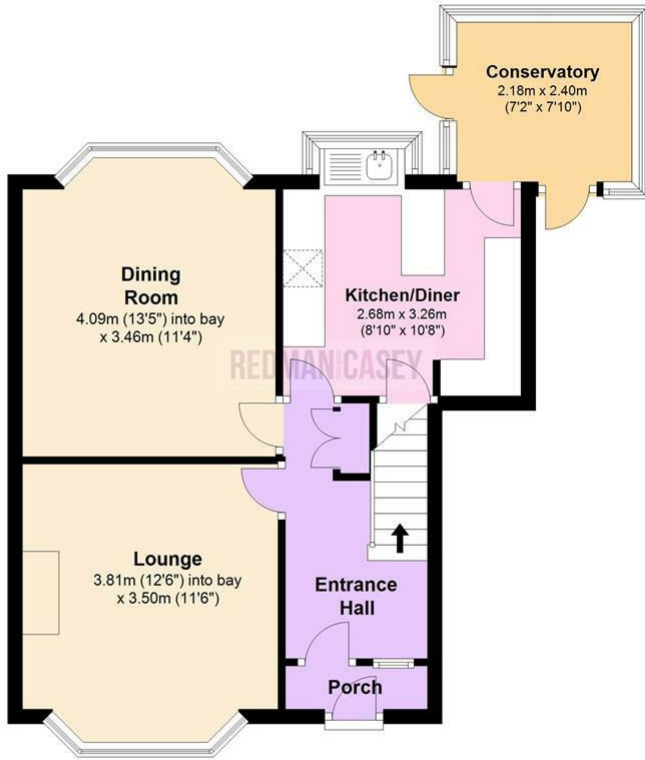
**Rear**

Rear garden, enclosed by mature hedge to rear and sides, crazy paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.



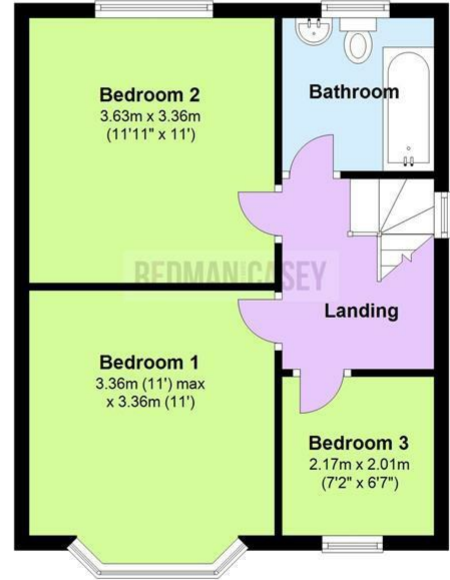
### Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 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>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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	

