

1 Rotherhead Close, Horwich, Bolton, Lancashire, BL6 5UG



Offers In The Region Of £315,000

Superbly presented and deceptively spacious three double bedroom detached property, located on a highly sought after development and offering excellent family accommodation with spacious receptions and conservatory. Generous double bedrooms with en-suite to master and generous rear garden, ideally located for access to local amenities, shops and sought after schools viewing is essential to appreciate size and location.

- Well Proportioned Detached
- Two Receptions
- Modern Fitted Kitchen
- Viewing Essential
- Council Tax Band D
- 3 Generous Bedrooms
- Conservatory and Office
- Family Bathroom plus En Suite shower Room
- EPC Rating D



Situated on a highly sought after development, this deceptively spacious detached property offers fantastic family accommodation which is in superb condition throughout. The property comprises :- Entrance porch, cloakroom w.c. Dining room, office / study, fitted kitchen with built in appliances, open plan to large conservatory , spacious lounge with 'French' doors to garden. To the first floor there are three double bedrooms, the master having built in wardrobes and en suite with fitted three piece suite, Family bathroom with three piece suite. Outside there is parking to the front for two cars and access to the storage area, to the rear is an enclosed garden with large paved patio and gravelled area, lawn and large timber summer house which has power and light connected and is insulated and currently used as a gym. Viewing is essential to appreciate all that is on offer.

Entrance Hall

UPVC double glazed window to side, radiator, laminate flooring, Composite double glazed entrance door, door to:

Dining Room 12'0" x 12'6" (3.66m x 3.80m)

UPVC double glazed window to front, double radiator, stairs, door to:

WC

UPVC frosted double glazed window to front, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, heated towel rail, vinyl flooring, Half height Upvc panelling on walls.

Lounge 15'1" x 11'3" (4.60m x 3.43m)

Living flame effect gas fire set in timber surround and tiled inset and hearth, double radiator, laminate flooring, coving to textured ceiling, uPVC double glazed french doors to garden, door to:

Kitchen 11'8" x 8'11" (3.56m x 2.72m)

Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with acrylic splashbacks, integrated fridge/freezer, dishwasher and space for washing machine, built-in eye level electric fan assisted double oven, four ring induction hob with extractor hood over, built in microwave, laminate flooring, ceiling with recessed spotlights, open plan to:

Conservatory 13'10" x 10'11" (4.22m x 3.33m)

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, five windows to side, window to rear, double radiator, laminate flooring, double door, door to:



Study 9'5" x 7'10" (2.87m x 2.39m)

UPVC double glazed window to side, radiator, vinyl flooring, coving to textured ceiling, door to:

Storage

Remote-controlled electric roller door with power and lights connected.

Landing

Built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, door to:

Bedroom 1 11'3" x 15'0" (3.42m x 4.57m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, corner display shelves, radiator, door to:

En-suite Shower Room

Fitted with three piece white suite comprising shower enclosure with shower over and glass screen, inset wash hand basin vanity wash hand basin with cupboards under and mixer tap and WC with hidden cistern, half height mosaic tiling to one wall, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

Bedroom 2 12'7" x 9'1" (3.83m x 2.77m)

UPVC double glazed window to front, built-in over-stairs storage with shelving, radiator, open plan, door to:

Bedroom 3 9'8" x 8'11" (2.94m x 2.73m)

UPVC double glazed window to front, fitted bedroom suite built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, dressing table and drawers, built-in over-stairs storage with hanging space, radiator, open plan, door to:

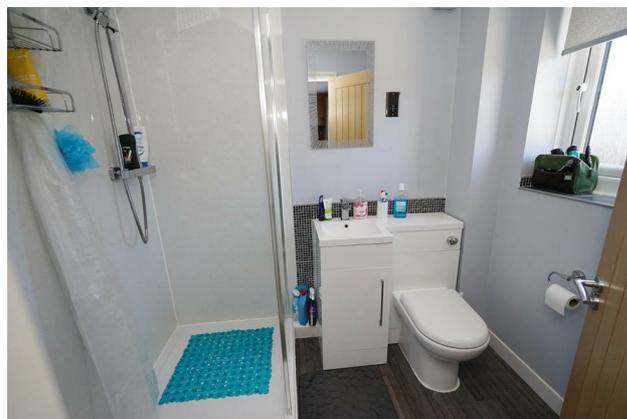
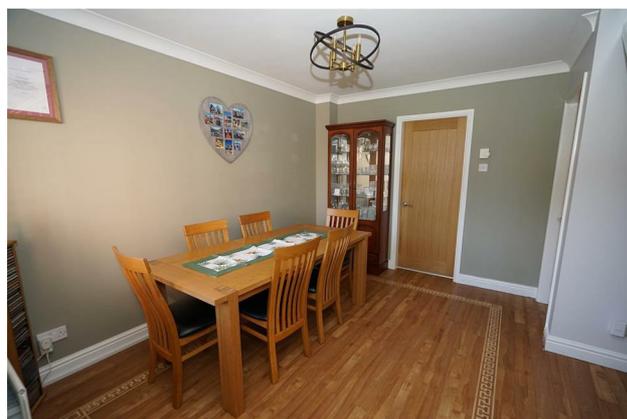
Bathroom

Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside

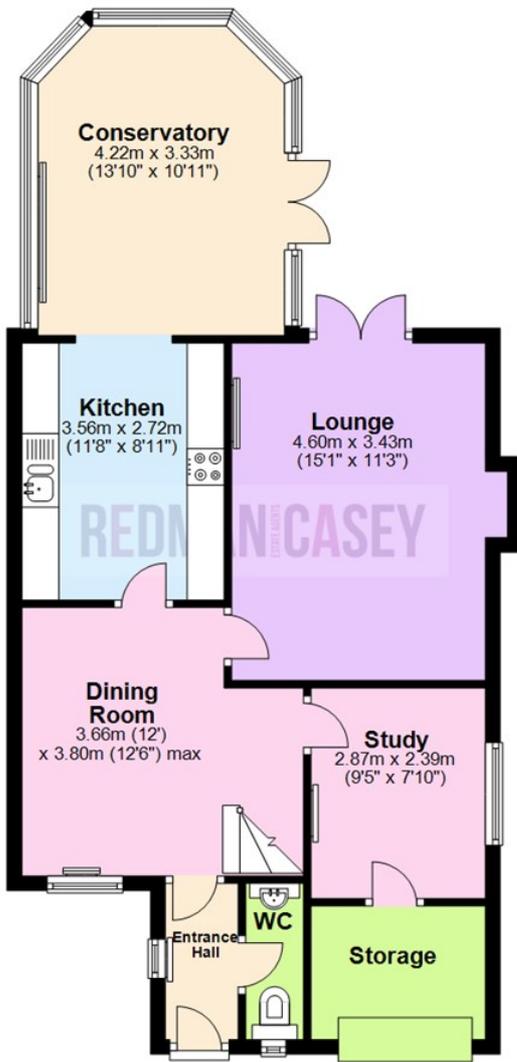
Open plan front garden, driveway to the front providing car parking space for two cars with lawned area and paved pathway leading to front entrance door.

Private rear garden, enclosed by timber fencing to rear and sides with lawned gravelled area, large paved sun patio, side gated access, timber garden shed, timber summerhouse with power and light connected currently used as a gym.



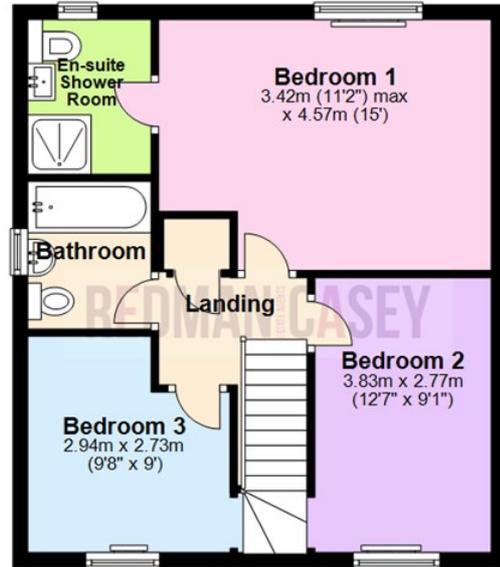
Ground Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 110.3 sq. metres (1187.2 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		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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