

Total area: approx. 106.4 sq. metres (1145.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

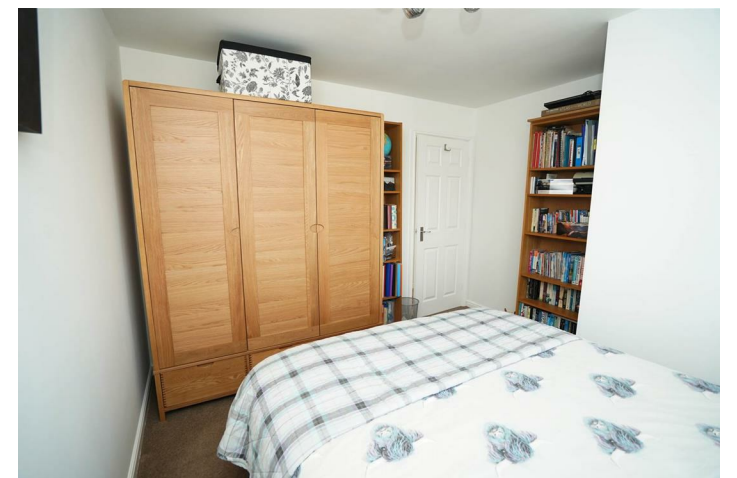
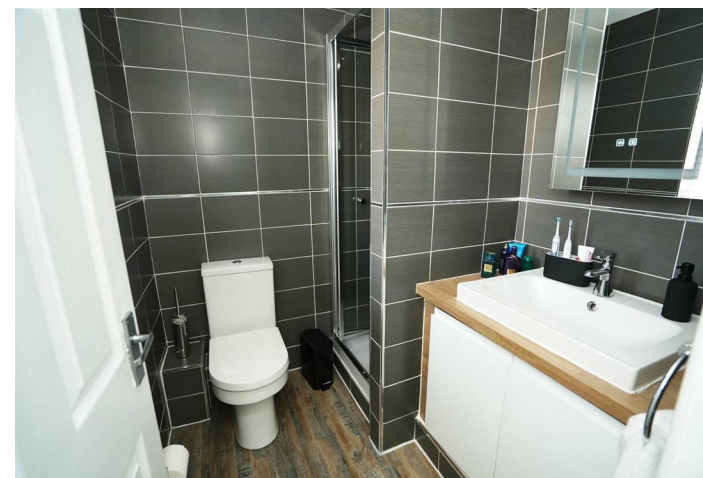
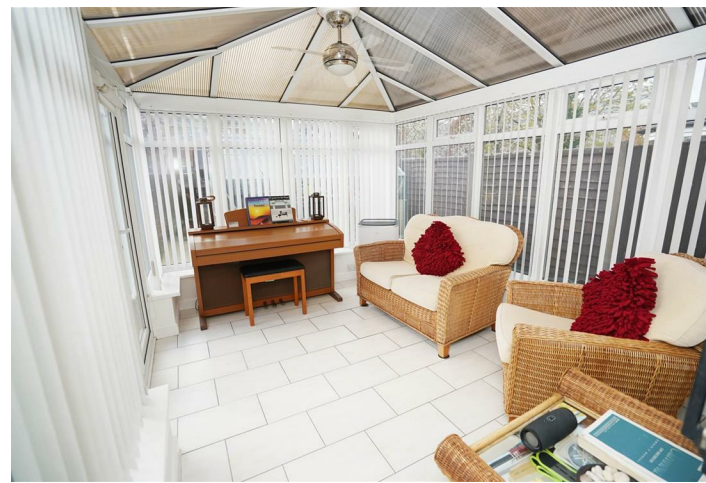
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

25 Rotherhead Close, Horwich, Bolton, BL6 5UG

Superbly presented and improved 4 bedroom detached property located on this highly popular residential estate. Offering excellent accommodation throughout along with access to sought after local schools, withing easy reach of shopping and transport networks for both motorway and rail line to Preston, Manchester and beyond. The property must be viewed to appreciate the size and condition on offer.

Offers In The Region Of £380,000





Deceptively spacious well presented and improved 4 bedroom detached property. Located on the edge of Horwich in a sought after cul-de-sac this is a property not to be missed. Ideally positioned for access to local amenities, shops and schools along with excellent access to motorway and rail links for Manchester, Preston and beyond. The property comprises - Entrance hall, cloakroom wc. Lounge open plan into dining area, conservatory, fitted kitchen and utility room and integral single garage. To the first floor there are 4 generous bedrooms the master with en-suite shower room and family bathroom with modern three piece suite. Outside there is ample parking for 2 cars to the front and a south facing rear garden with decking and lawned areas. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Radiator, stairs, Composite double glazed entrance door with matching side panels, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback and low-level WC, radiator, laminate flooring.

Lounge
14'10" x 11'3" (4.52m x 3.44m)
UPVC double glazed window to front, living flame effect electric fire with set in a feature surround, radiator, coving to ceiling with recessed spotlights, open plan to dining area.

Dining Area
8'8" x 11'3" (2.64m x 3.44m)
Radiator, coving to ceiling with recessed spotlights, double glazed patio door to conservatory,

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

Kitchen
6'0" x 10'4" (1.82m x 3.16m)
Fitted with a matching range of cream fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, twin bowl china sink unit with stainless steel swan neck mixer tap and tiled splashbacks, integrated larder fridge, built-in gas range with extractor hood over, built-in microwave and coffee machine, uPVC double glazed window to rear, built-in under-stairs storage cupboard, laminate flooring, open plan to utility

Utility
5'8" x 5'1" (1.72m x 1.56m)
Fitted with a matching range of cream fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, radiator, laminate flooring, Composite double glazed stable door to garden.

Landing
Built-in airing cupboard housing, factory lagged hot water cylinder, access to part boarded loft, door to:

Bedroom 1
12'0" x 11'5" (3.66m x 3.48m)
UPVC double window to front with views over Winter Hill, radiator, laminate flooring, two wall lights, door to:

En-suite
Fitted with a tree piece white suite with fitted shower cubicle wash hand basin in vanity with cupboards under, low level we, full height ceramic tiling to all walls, extractor fan, wall mounted mirror with heating and light, uPVC frosted double glazed window to front, radiator, laminate flooring.

Bedroom 2
11'8" x 11'9" (3.56m x 3.59m)
UPVC double glazed window to front with views of Rivington Pike and Winter Hill.



Bedroom 3
8'7" x 8'6" (2.62m x 2.58m)
UPVC double glazed window to rear, radiator.

Bedroom 4
8'6" x 7'7" (2.59m x 2.30m)
UPVC Double glazed window to rear, built-in storage cupboard, radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled air jet bath with colour change lighting shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC,

full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted heated and lit mirror, Bluetooth speaker in ceiling, uPVC frosted double glazed window to rear.

Outside
Open plan front garden, double width tarmac driveway to the front leading to garage and with car parking space for three vehicles, lawned area, paved pathway leading to front entrance and flower and shrub borders. External wall mounted 7kw electrical car charger
South facing rear garden enclosed by timber fencing to rear and sides, timber decking

area and pathway, lawned area and raised flower and shrub, aluminium greenhouse, timber garden shed, side gated access. raised pond.

Garage
Integral single garage with power and light connected, washing machine space for fridge/freezer and tumble dryer, remote-controlled electric up and over door.