

Beaumont House, Bottom `Oth` Moor, Horwich, Bolton, Greater Manchester, BL6 6QF

Offers In The Region Of £300,000

- 4 Bedrooms
- Fitted Kitchen
- 1 Self Contained Flat
- 2 Reception Rooms
- Double Glazing
- 2 Bathrooms
- Large Gardens
- Garden Studio Room



Entrance Hall

Built-in under-stairs storage cupboard, coving to ceiling, stairs, door to ground floor self contained flat, door to:

Bedroom 1 13'0" x 12'7" (3.96 x 3.84)

Hardwood double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted oak effect fronted double wardrobes with part mirrored door, hanging rails and shelving, fitted matching bedside cabinets and drawers, double radiator, laminate flooring, coving to textured ceiling, hardwood double glazed french doors to garden.

Bedroom 2 11'4" x 9'3" (3.45 x 2.81)

Hardwood double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in beech effect double wardrobes with hanging rails and shelving, fitted matching bedside cabinets, radiator, coving to textured ceiling.

Bedroom 3 11'7" x 9'3" (3.54 x 2.81)

Hardwood double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted maple effect wardrobes with hanging rails and shelving, fitted matching bedside cabinets, radiator, laminate flooring, coving to textured ceiling.

Bedroom 4

Double glazed doors with matching side panels, door to built-in under-stairs storage cupboard.

En suite Shower room

Window to front, laminate tiled flooring, coving to textured ceiling, three piece white suite comprising tiled shower cubicle with electric shower over, pedestal wash hand basin with mixer tap, low-level WC and ceramic tiling to two walls, heated towel rail.

Dressing room 5'9" x 8'7" (1.75 x 2.62)

Hardwood double glazed window to front, ceramic tiled flooring.

Office 16'4" x 8'7" (4.98 x 2.62)

Accessed via first floor utility stairs lead down to office area. Double glazed window to side, built-in under-stairs storage cupboard, door to garage and door to garden.

Garage

Up and over door.

Rear Hall

Separate entrance with stairs to flat 2 , part glazed entrance door.

Family Bathroom

Fitted with five piece white suite comprising corner panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under, tiled shower cubicle with power shower over and bidet, WC with hidden cistern, full height ceramic tiling to all walls, 2 heated towel rails, extractor fan, mirror, wall mounted cabinet, window to front, ceramic tiled flooring, panelled ceiling with five recessed low-voltage spotlights.

Landing

Hardwood double glazed window to front, radiator, double doors to First floor self contained flat, door to:

Flat Lounge 13'4" x 13'10" (4.06 x 4.22)

Double glazed window to rear, double glazed box window to side, double radiator, wall mounted gas convection heater, coving to textured ceiling, open plan to:



Flat Kitchenette 5'2" x 7'7" (1.57 x 2.31)

Fitted with a base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, gas point for cooker.

Flat Bedroom 7'10" x 10'2" (2.39 x 3.1)

PVCu double glazed window to front, wall mounted electric panel heater, folding door to:

Flat Shower Room

Fitted with three piece suite comprising tiled shower cubicle with electric shower over, wall mounted wash hand basin with tiled splashbacks, low-level WC and electric heater, extractor fan.

Bedroom 5 11'7" x 8'11" (3.53 x 2.72)

Hardwood double glazed window to rear, radiator, coving to textured ceiling, door to:

Lounge 11'4" x 14'1" (3.45 x 4.29)

Hardwood double glazed window to rear, radiator.

Fitted Kitchen 27'6" x 11'11" (8.38 x 3.63)

Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, glazed display units, 11/2; bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, space for range, two PVCu double glazed windows to front, double radiator, ceramic tiled flooring, panelled ceiling with six recessed low-voltage spotlights, open plan to Lounge, door to:

Utility Area 11'5" x 14'0" (3.49 x 4.27)

Fitted with a matching range of beech effect base units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for freezer and tumble drier, PVCu double glazed window to front, radiator, ceramic tiled flooring, stairs, door to:

Bathroom

Four piece white suite comprising panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower cubicle with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, PVCu double glazed window to side, ceramic tiled flooring, panelled ceiling with low-voltage spotlights, folding door to cupboard with built-in airing cupboard housing, factory lagged hot water tank, double glazed velux window to rear.

Lounge 13'0" x 12'1" (3.96 x 3.68)

Hardwood double glazed window to side and rear, coal effect gas fire, double radiator, wooden flooring, ceiling with recessed low-voltage spotlights.

Outside

Open plan front garden, extensive block paved driveway to the front and side leading to garage with well stocked mature established flower and shrub borders beds, paved paths. Enclosed by stone wall and mature hedge to rear and sides with steps up to lawned area and well stocked established flower and shrub borders beds. Enclosed side garden, enclosed by timber fencing to front, rear and sides, large paved sun patio with steps up to terraced patios mature established raised flower and shrub borders beds, timber garden shed, Brick built studio office with wood burning stove, fitted with base units and worktop over single drainer stainless steel sink unit with mixer tap and built in gas hob, laminate tiled floor, PVCu double glazed window and entrance door. Enclosed by stone wall and timber fencing to rear and sides with lawned area, paved paths.



