REDMAN CASEY ESTATE AGENTS

26 Foxholes Road, Horwich, Bolton, Lancashire, BL6 6AP

Offers In The Region Of £465,000

Situated on this highly sought after road this substantial split level detached property offers fantastic family accommodation, with potential for expansion should the need arise. located within easy access of Rivington Country Park Bought by the current owners in 1976 this is a once in a lifetime chance to buy, viewing is essential to appreciate the flexibility and opportunity that is on offer.

- 4 Generous Bedrooms
- Spacious Living Accommodation
- Potential for Expansion
- Two Bathrooms
- Fantastic Gardens
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Foxholes, one of the most sought after areas within the Horwich boundaries, this substantial split level detached property offers super family accommodation with potential for expansion. Currently the property comprises :- Entrance hall, study, lounge, sitting room fitted kitchen open plan to dining area. To the first floor there are 4 bedroom two with fitted wardrobes and en suite shower room to master, four piece fitted white suite to family bathroom. Outside the family home sits on a large plot with extensive parking with a single garage plus carport with roller door to the front. To the rear there are substantial gardens with multiple patios and lawned areas with well stocked beds. Ideally located for access to local shops, schools and Rivington Country Park make this a property not to be missed having been in the same family since 1976 this could be a once in a lifetime opportunity viewing is essential to appreciate all that is on offer.

Entrance Hall
Full height uPVC double glazed window to front, double door to Lounge, door to:

Office 7'5" x 8'10" (2.25m x 2.69m)
UPVC double glazed window to front, built-in double storage cupboard, radiator, double door, door to:

Lounge 12'11" x 18'5" (3.94m x 5.61m)
UPVC double glazed window to side, double radiator, radiator, coving to ceiling, stairs, double glazed patio doors to garden.

Dining Room 17'3" x 10'10" (5.25m x 3.30m)
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, open plan to:

Kitchen 12'9" x 10'10" (3.89m x 3.30m)
Fitted with a matching range of light beech effect base and eye level units with drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for tumble dryer, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, built-in microwave, uPVC double glazed window to side, radiator, ceramic tiled flooring, door to:

Landing
Stairs to lower level, stairs to first floor landing, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin, low-level WC and full height ceramic tiling to all walls, ceramic tiled flooring.

Sitting Room 12'11" x 12'0" (3.94m x 3.66m)
UPVC double glazed window to front, radiator.

Carport
Useful carport with roller shutter door to the front leading to garage.

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Landing
UPVC double glazed window to front, built-in over-stairs storage cupboard, door to:

Bathroom
Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with above and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator.

Bedroom 1 15'9" x 10'9" (4.80m x 3.28m)
Window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with sliding doors, hanging rails and shelving, fitted matching bedside cabinets, double radiator. DRESSING AREA 7.46m (24'6") x 1.33m (4'5"): door to:

En-suite
Fitted with three piece white comprising pedestal wash hand basin, double shower enclosure and low-level, full height ceramic tiling to all walls, heated towel rail.

Bedroom 2 13'0" x 10'2" (3.95m x 3.10m)
UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 3 13'0" x 7'11" (3.95m x 2.41m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with part mirrored sliding doors, fitted matching drawers, worktop over with drawers, shelving, radiator.

Bedroom 4 6'7" x 8'10" (2.00m x 2.69m)
UPVC double glazed window to side, built-in double storage cupboard, radiator, double door, door to:

Outside
Open plan front garden, concrete pattern driveway with parking for three cars to the front and side leading to carport and garage, concrete pattern pathway leading to front entrance door with lawned area and mature flower and shrub borders, extra parking to the front of the garden on a further concrete pattern parking area.
Private rear garden, two large paved sun patios, extensive lawned area and mature flower and shrub borders, timber garden shed, side gated access.

Garage
Detached brick built single garage with power and light connected, Up and over door.

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Total area: approx. 157.3 sq. metres (1692.8 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 CO2 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 CO2 emissions		
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