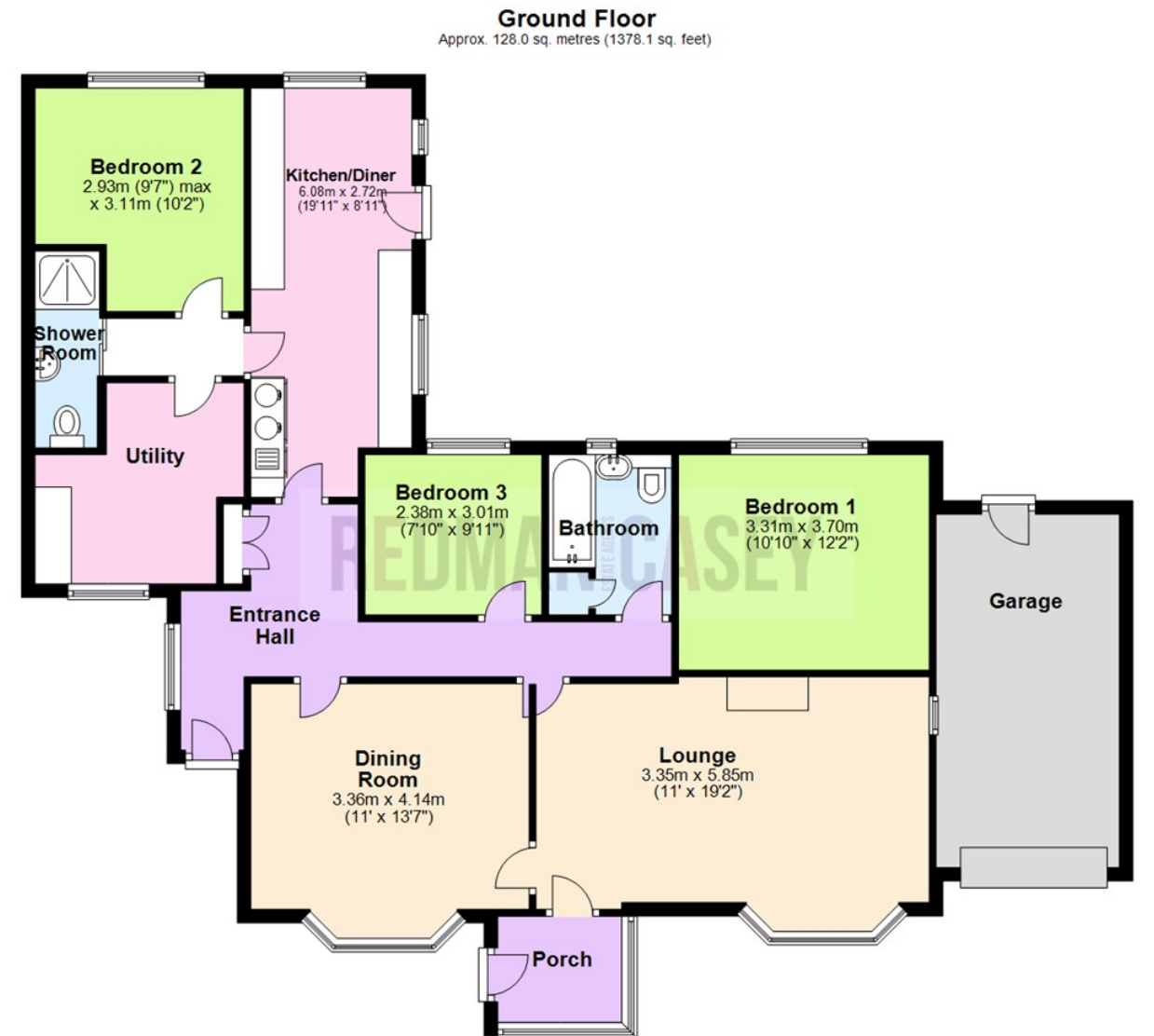




Hill Crest Georges Lane, Horwich, Bolton, Lancashire, BL6 6RT

Deceptively spacious extended detached true bungalow situated in the stunning position offering superb open views across Lancashire towards the Fylde coast. Three bedrooms, shower room, bathroom, two reception rooms, hall, kitchen diner, utility, garage, drive, considerable plot, ideal for growing families or couples looking for a semi-rural retreat.

£375,000



Total area: approx. 128.0 sq. metres (1378.1 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		
	40	77
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		
	34	69
England & Wales	EU Directive 2002/91/EC	





*** * * P A R T E X C H A N G E**
CONSIDERED***POTENTIAL TO EXTEND
SUBJECT TO PP***CONSIDERABLE
PLOT***FANTASTIC VIEWS***SEMI-RURAL
RETREAT***Located in this highly sought after
position, Hill Crest offers unparalleled open
views across the valley below and through
across Lancashire and onto the Flyde coast
beyond. Offering superb accommodation this
extended true bungalow offers potential for
further expansion should the need arise and
currently comprises :- Entrance hall, dining
room , lounge, fitted dining kitchen and utility
room, three bedrooms the master with fitted
wardrobes, family bathroom and separate
shower room. Outside to the front there is a
extensive block paved driveway leading to a
car port, large gravelled area with a further
driveway leading to the attached garage to
the side and a mix of shrubs and trees. To the
rear is a large paved sun patio leading to an
extensive lawned garden surrounded by
trees and shrubs. Viewing is essential to
appreciate all on offer.

Entrance Hall
UPVC double glazed window to side,
radiator, double door, door to:

Storage cupboard, built-in double storage
cupboard.

Dining Room
11'0" x 13'7" (3.36m x 4.14m)
UPVC double glazed bay window to front
with panoramic views of open countryside,
radiator, coving to ceiling, door to:

Lounge
11'0" x 19'2" (3.35m x 5.85m)
Window to side, uPVC double glazed bay
window to front with panoramic views of
open countryside, living flame effect fire set
in modern polished marble effect surround,
radiator, door to:

Porch
Window to front, window to side, door to:

Kitchen/Diner
19'11" x 8'11" (6.08m x 2.72m)
Fitted with a matching range of modern
cream base and eye level units with
contrasting worktop space over, stainless
steel sink unit with single drainer and mixer
tap with tiled splashbacks, plumbing for
dishwasher, space for fridge/freezer and
range with extractor hood over, uPVC double
glazed window to rear with panoramic views
of open countryside, uPVC double glazed
window to side, uPVC double glazed
window to side with panoramic views of
open countryside, double radiator, vinyl tiled
flooring, uPVC double glazed door to garden,
door to:

Sliding door to Shower Room, door to:

Utility
Base units and cupboards with worktop
space over, plumbing for washing machine,
space for fridge/freezer and tumble dryer,
window to front, double radiator, floor
mounted oil-fired boiler serving heating
system and domestic hot water.

Shower Room
Fitted with three piece coloured suite with
tiled shower area, pedestal wash hand basin
with tiled splashback, low-level WC and
extractor fan.

Bedroom 2
9'7" x 10'2" (2.93m x 3.11m)
UPVC double glazed window to rear, radiator.

Bedroom 1
10'10" x 12'2" (3.31m x 3.70m)
UPVC double glazed window to rear with
panoramic views of open countryside, fitted
bedroom suite with a range of wardrobes
comprising two fitted double wardrobes with
hanging rails, shelving, overhead storage,
cupboards and drawers, radiator, coving to
ceiling.

Bedroom 3
7'10" x 9'11" (2.38m x 3.01m)
UPVC double glazed window to rear, radiator,
coving to ceiling.

Bathroom
Fitted with three piece cream suite



comprising deep panelled bath with shower
over and glass screen and inset wash hand
basin in vanity unit with cupboards under,
WC with hidden cistern, full height ceramic
tiling to all walls, heated towel rail, uPVC
frosted double glazed window to rear, built-in
airing cupboard housing, factory lagged hot
water cylinder with slatted shelving, ceramic
tiled flooring, upvc panelled ceiling with
recessed low-voltage spotlights, door to:

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

Outside

Mature front garden with a variety of mixed
plants, shrubs and trees, overlooking open
countryside, block paved driveway to the
front leading to carport and with car parking
space for three four cars with gravelled
area. Rear garden, large paved sun patio
with lawned area and mature flower and
shrub borders, enclosed by stone wall and
mature hedge rear and sides, timber garden
shed, timber summerhouse, outside cold
water tap, security lighting.