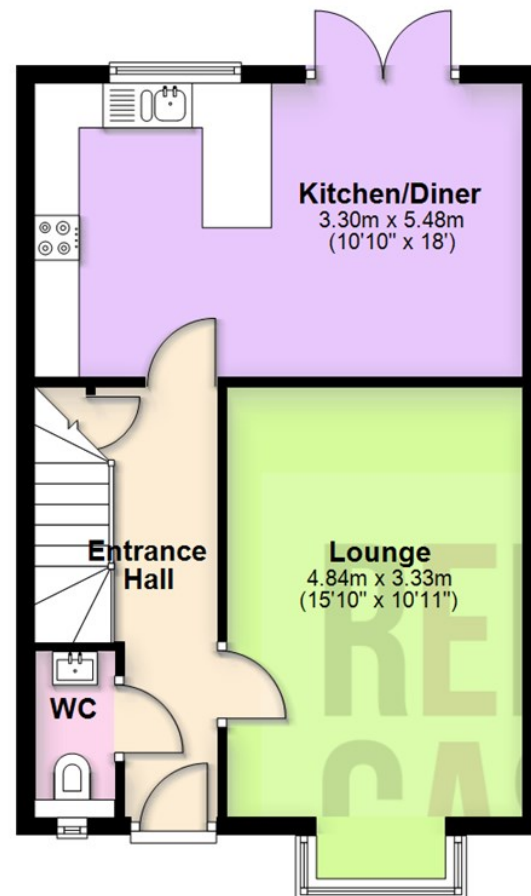


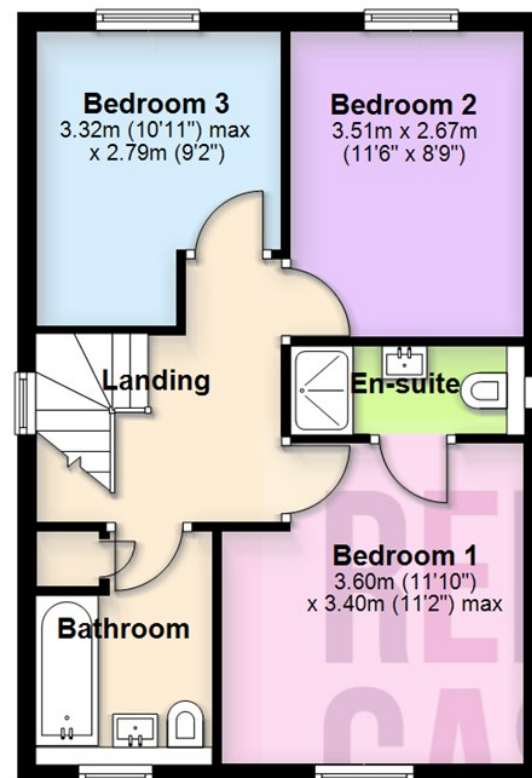
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 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		95
(81-91) B	84	
(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 (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		
England & Wales	EU Directive 2002/91/EC	

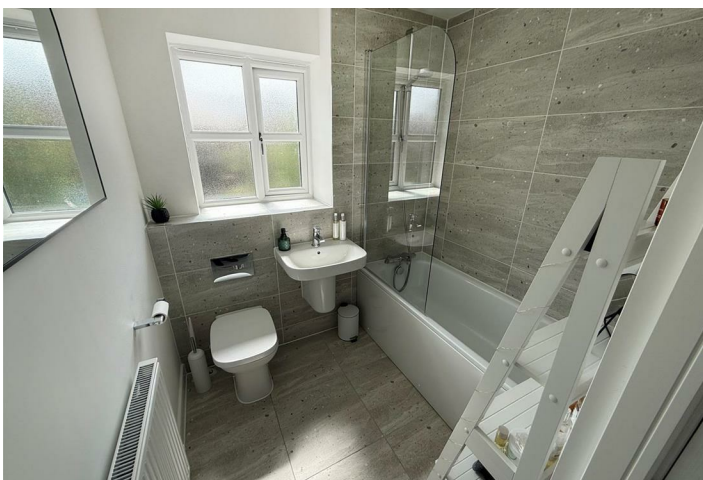
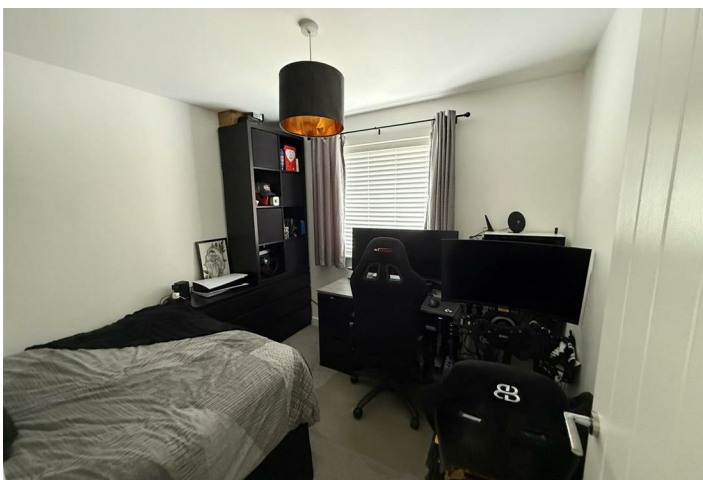
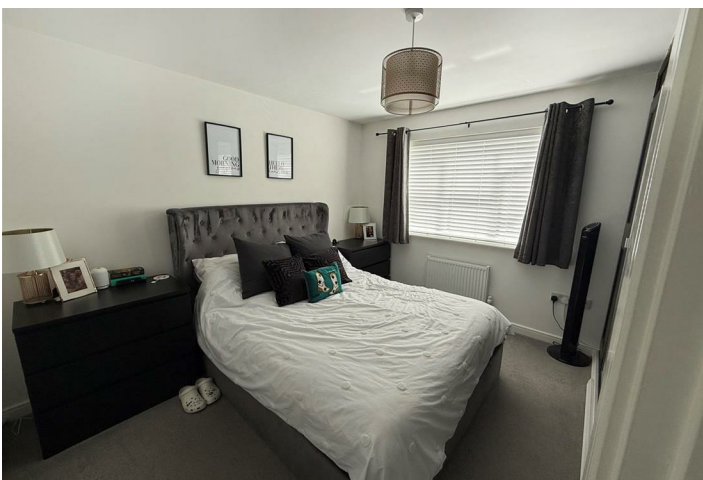


53 Lancashire Way, Horwich, Bolton, BL6 5WG

Superbly presented 3 double bedroom detached property situated on this highly popular residential estate. Built by Bellway in 2021 the property benefits from the residue of the 10 year NHBC warranty and is in superb condition throughout. Offering spacious accommodation with large lounge fitted dining kitchen and three double bedrooms the master having a en-suite shower room and a family bathroom fitted with three piece modern suite. Outside there is off road parking for 2 cars and to the rear there is a spacious garden with paved patio and lawned area. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £284,995





Ideally located for access to local amenities, shops, schools and transport links for both road and rial this superbly presented 3 double bedroom detached property offers excellent accommodation which benefits from the remainder if the 10 year NHBC warranty. Built by Bellway Homes in 2021 the property comprises: Hallway, cloakroom wc. spacious lounge, well equipped dining kitchen fitted with a range of modern base and wall units with built in and integrated appliances. To the first floor there are three generous double bedrooms the master having en suite shower room and family bathroom fitted with a three piece modern white suite. Outside there is a double width driveway with parking for 2 cars. to the rear is a generous rear garden wit paved sun patio and lawned area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, ceiling with recessed spotlights, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with three piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, radiator, vinyl flooring, ceiling with recessed spotlights.

Lounge
15'11" x 10'11" (4.84m x 3.33m)
UPVC double glazed box window to front, two radiators.

Kitchen/Diner
10'10" x 18'0" (3.30m x 5.48m)
Fitted with a matching pale grey base units with underlighting, drawers, cornice trims and complementary round edged worktops with matching up stands, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear,

double radiator, vinyl flooring, uPVC double glazed french doors to garden.

Landing
UPVC double glazed window to side, radiator, access to part boarded loft space with pull down ladder, door to:

Bedroom 1
11'10" x 11'2" (3.60m x 3.40m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with part mirrored door, hanging rails, shelving and drawers, radiator, door to:

En-suite
Fitted with three piece modern white comprising pedestal wash hand basin with mixer tap and tiled shower enclosure with power shower over and glass screen, WC with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

Bedroom 2
11'6" x 8'9" (3.51m x 2.67m)
UPVC double glazed window to rear, radiator.



Bedroom 3
10'11" x 9'2" (3.32m x 2.79m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and wall mounted wash hand basin with mixer tap, W C with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed window to front, built-in over-stairs storage cupboard, ceramic tiled flooring, door.

Outside
Open plan front garden, with double width driveway, offering off road parking for 2 cars, grassed area and paved pathway leading to front entrance door. Rear enclosed by timber fencing to rear and sides, paved sun patio and lawned garden. gated side access.