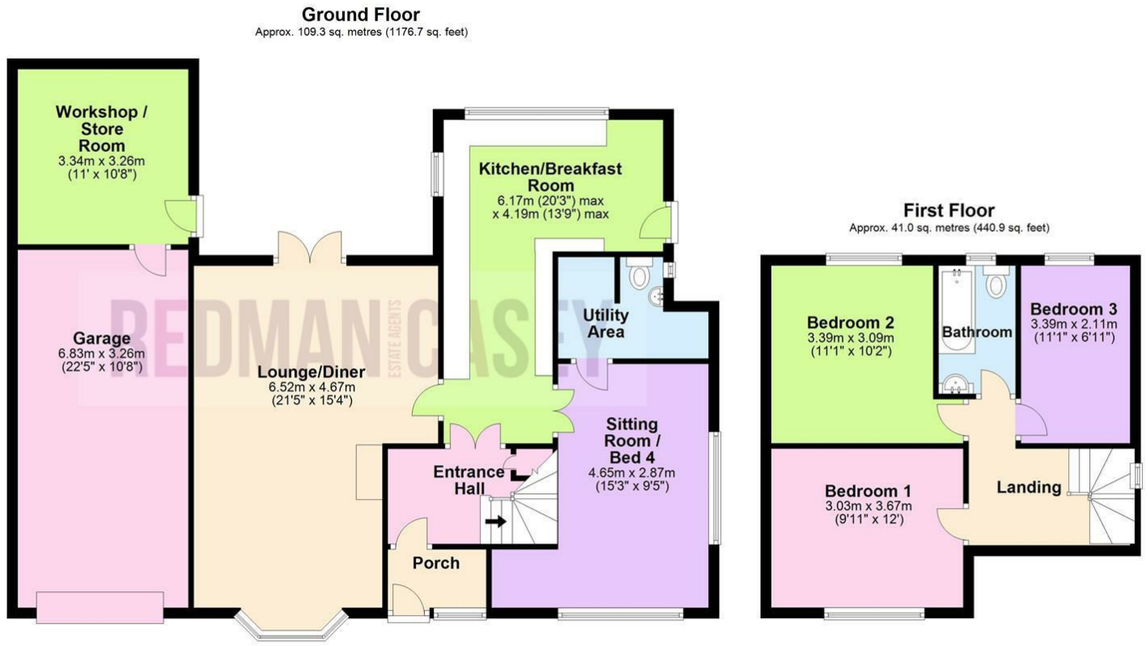
REDMAN CASEY ESTATE AGENTS



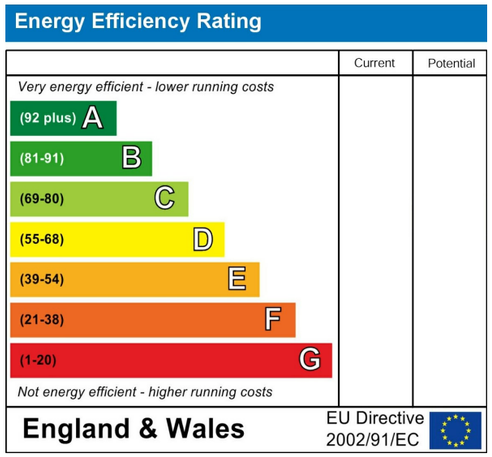
Total area: approx. 150.3 sq. metres (1617.6 sq. feet)

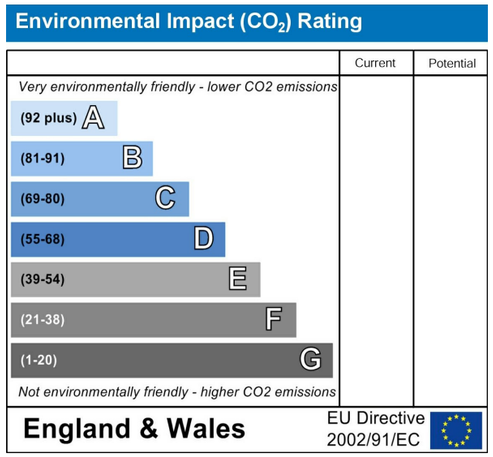
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or gaurantee unless specifically mentioned.
Plan produced using PlanUp.

1a Ansdell Road, Horwich, Bolton, Lancashire, BL6 7HJ

Period detached property built 1926 offering excellent family accommodation with 3/4 bedrooms 1/2 reception rooms extended fitted breakfast kitchen and stunning gardens. Potential to expand subject to approval makes this a property not to be missed

Offers In The Region Of £375,000





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Built in 1926 for the family of a prominent local business owner the current owners are only the 3rd occupiers and have lived in the property for over 42 years making this certainly a once in a lifetime family home. The house occupies an extensive plot with large rear gardens offering potential for expansion should the need arise. Currently the property comprises :- Porch, entrance hall, lounge diner, sitting room / bedroom 4, utility room with cloakroom wc. Extended breakfast kitchen fitted with a range of base and wall units with built in and integrated appliances. To the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside to the front there is a extensive driveway with parking for 3/4 cars leading to a large garage and workshop, mature shrub borders and spacious lawn. To the rear is a covered patio seating area, L shaped lawned garden with well stocked borders garden shed, greenhouse and summerhouse. The property must be viewed to appreciate all that is on offers with this fantastic family home.

Porch
UPVC double glazed window to front, quarry tiled flooring, part glazed entrance door, door to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, double door to:

Kitchen/Breakfast Room
20'3" x 13'9" (6.17m x 4.19m)
Fitted with a matching range of light maple effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, uPVC metal frame double glazed window to side, double radiator, heated towel rail, ceramic tiled flooring, double glazed door to garden, double door, door to:

Sitting Room / Bed 4
15'3" x 9'5" (4.65m x 2.87m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator, door to:

Utility Area
6'4" x 6'7" (1.94m x 2.01m)
Plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to side, heated towel rail, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water with fitted with two piece white suite comprising, wall mounted wash hand basin and low-level WC.

Lounge/Diner
21'5" x 15'4" (6.52m x 4.67m)
Through lounge diner, UPVC double glazed bay window to front, living flame effect electric fire set in chimney breast, double radiator, two radiators, coving to ceiling, uPVC double glazed french double doors to garden, door to:

Landing
UPVC double glazed window to side, coving to ceiling, built-in double storage cupboard with shelving, door to:

Bedroom 1
9'11" x 12'0" (3.03m x 3.67m)
UPVC double glazed window to front, double radiator, coving to ceiling.

Bedroom 2
11'1" x 10'2" (3.39m x 3.09m)
UPVC double glazed window to rear, double radiator, coving to ceiling.

Bedroom 3
11'1" x 6'11" (3.39m x 2.11m)
UPVC double glazed window to rear, double radiator, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, folding glass screen and pvc panelled splashbacks, inset wash hand basin in vanity unit with cupboards under and mixer tap and

low-level WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Garage
Attached garage with power and light connected, Up and over door, door to workshop:

Workshop / Store Room
With power and light connected, ceramic tiled flooring, door to garden.

Outside
Front garden, extensive driveway to the front and side leading to garage and with car parking space for three / four cars with lawned area, mature flower and shrub borders, enclosed by brick wall, timber fencing and mature conifer hedge to front and sides, double wooden gated access.
Large private rear L shaped garden, enclosed by timber fencing and mature conifer hedge to rear and sides, large paved sun patio with covered seating area, lawned area and established flower and shrub borders, aluminium greenhouse, timber garden shed, wooden summerhouse with power and light connected.