



6 Rotherhead Close, Horwich, Bolton, Greater Manchester, BL6 5UG

Offers Over £190,000

- 4 Bedrooms
- PVCu Double Glazing
- En-suite Shower Room
- Integral Garage
- 2 Receptions
- Fitted Utility Room
- Conservatory
- Freehold



Entrance Hall

Radiator, laminate flooring, door to:

Cloakroom

PVCu frosted double glazed window to side, two piece suite comprising, wall mounted wash hand basin with tiled splashbacks and low-level WC, radiator, laminate flooring.

Lounge 11'5" x 14'10" (3.48 x 4.53)

PVCu double glazed window to front, laminate flooring, coving to textured ceiling, wall mounted living flame effect gas fire with marble effect surround, stairs, door to:

Dining Room 10'1" x 8'9" (3.07 x 2.67)

Radiator, Amtico style flooring, coving to ceiling, double glazed patio door to:

Conservatory

Half brick and PVCu construction with PVCu double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to rear, three windows to side, PVCu double glazed french doors to garden.

Fitted Kitchen 14'6" x 8'9" (4.42 x 2.67)

Fitted with a matching range of maple effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, matching breakfast bar, glazed display units, 1½ bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated larder fridge, freezer and dishwasher, built-in eye level double oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed window to rear, door to Storage cupboard, open plan to:

Utility Room 5'3" x 5'5" (1.6 x 1.65)

Fitted with a matching range of maple effect base and eye level units with contrasting worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, radiator.

Garage

Integral single garage with power and light connected, Up and over door.

Landing

Door to cupboard with built-in airing cupboard housing, lagged hot water tank, slatted shelving.

Cupboard with built-in airing cupboard housing, lagged hot water tank, slatted shelving.

Master Bedroom 11'6" x 11'9" (3.5 x 3.58)

PVCu double glazed window to front, radiator, laminate flooring, door to:



En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower over, inset wash hand basin in vanity unit with cupboards under, low-level WC and extractor fan, shaver point tiled splashbacks, PVCu frosted double glazed window to front, laminate flooring.

Bedroom 2 8'3" x 11'3" (2.51 x 3.43)

PVCu double glazed window to front, Storage cupboard.

Bedroom 3 7'3" x 8'11" (2.21 x 2.72)

PVCu double glazed window to rear, radiator, door to built-in storage cupboard with hanging space.

Built-in storage cupboard with hanging space.

Bedroom 4 8'2" x 8'9" (2.49 x 2.67)

PVCu double glazed window to rear, radiator

Bathroom

Three piece white suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, extractor fan, shaver point, PVCu frosted double glazed window to rear, radiator, laminate flooring.

Front

Front garden, double driveway to the front leading to garage, paved paths with lawned area and mature flower and shrub borders beds, enclosed by mature hedge to front and sides.

Rear

Enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and flower and shrub borders, timber garden shed, outside water tap, security lighting, gated access.



