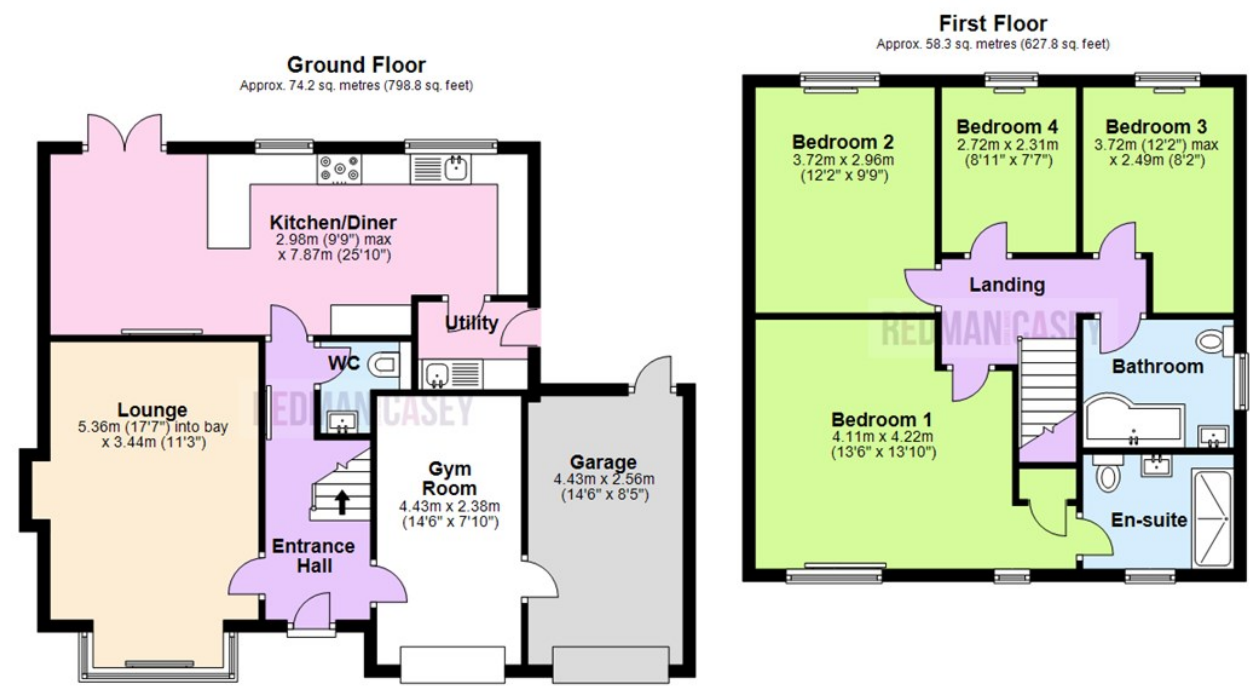




Total area: approx. 132.5 sq. metres (1426.6 sq. feet)

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 guarantee unless specifically mentioned. Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

4 Rotherhead Close, Horwich, Bolton, BL6 5UG

Fully renovated throughout to a very high standard, this exceptional 4 bedroom detached is ready to go. Offering excellent accommodation with spacious reception rooms, stunning fitted kitchen diner, gym room master bedroom with built in wardrobes and luxury en suite shower room. Outside there are low maintenance gardens with artificial grass and porcelain patios. Ideally located for many local amenities, schools and transport links for M61 motorway and Rail line to Manchester and beyond. Viewing is essential to appreciate all that this stunning property has to offer.

Offers In The Region Of £435,000





Located on this highly sought after residential estate offering excellent access to Blackrod railway station and M61 motorway along with sought after local schools for both primary and secondary education, Horwich town centre is within walking distance and its varied selection of shops, bars and restaurants. The property has undergone a comprehensive renovation / makeover by the current owners and comprises : Entrance hall, lounge, cloakroom wc, stunning fitted kitchen diner with modern graphite grey units and built in appliances, utility room. To the first floor there are 4 generous bedrooms the master having built in wardrobes and luxury en suite shower room. Superb family bathroom fitted with a modern white 4 piece suite. There is a gym room and integral garage with power and light connected. Outside is a double width driveway leading to the garage and offers off road parking for two cars. Top the rear is a fully enclosed low maintenance garden with large porcelain tiled patio and walkways, large artificial lawned area and brick built storage shed with power and light connected. Viewing is essential to appreciate all that is on offer with this superb property.

Entrance Hall
Radiator, ceramic tiled flooring, ceiling with recessed spotlights, stairs, Composite entrance door with glass and side panel to garden, door to:

WC
Fitted with three piece modern suite comprising, wall mounted wash hand basin with mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, ceramic tiled flooring.

Lounge
17'7" x 11'3" (5.36m x 3.44m)
Box window to front, log effect gas fire set in ornate surround, double radiator.

Kitchen/Diner
9'9" x 25'10" (2.98m x 7.87m)
Fitted with a matching range of graphite grey coloured base and eye level units with underlighting, drawers and complementary concrete effect worktops, composite sink unit with single drainer, hot tap mixer and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven with microwave over, four ring gas hob with extractor hood over, built in double wine chiller, two uPVC double glazed windows to rear, radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

Utility
4'9" x 5'11" (1.45m x 1.81m)
Fitted with a matching range of dark grey base and eye level units with complementary worktops, stainless steel sink unit with single

drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, uPVC double glazed side door, door to:

Landing
Access to loft with pull down ladder, door to:

Bedroom 1
13'6" x 13'10" (4.11m x 4.22m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), built-in over-stairs storage cupboard, radiator, door to:

En-suite
Fitted with three piece suite comprising inset wash hand basin in vanity unit with drawers and mixer tap, tiled double shower enclosure with glass screen and low-level WC, full height ceramic tiling to all walls with built in tiled niches, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, uPVC panelled ceiling with spot lights.

Bedroom 2
12'2" x 9'9" (3.72m x 2.96m)
UPVC double glazed window to rear, radiator.

Bedroom 3
12'2" x 8'2" (3.72m x 2.49m)
UPVC double glazed window to rear, radiator.



Bedroom 4
8'11" x 7'7" (2.72m x 2.31m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to all walls with built in tiled niches , heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, uPVC panelled ceiling with spot lights.

Gym Room
recessed ceiling led lighting wall mounted mirrors and rubber flooring, Roller door to front access door to:

Garage
Integral garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, remote-controlled roller door, access to boarded loft space with pull down ladder, door to rear garden.

Outside
Open plan front garden, double width block paved driveway with car parking space for

two cars, artificial lawned area and porcelain tiled pathway leading to front entrance door and side gate.
Rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, large sun patio with lawned area and gravelled borders, brick-built storage shed with power and light connected, courtesy lighting, side gated access.