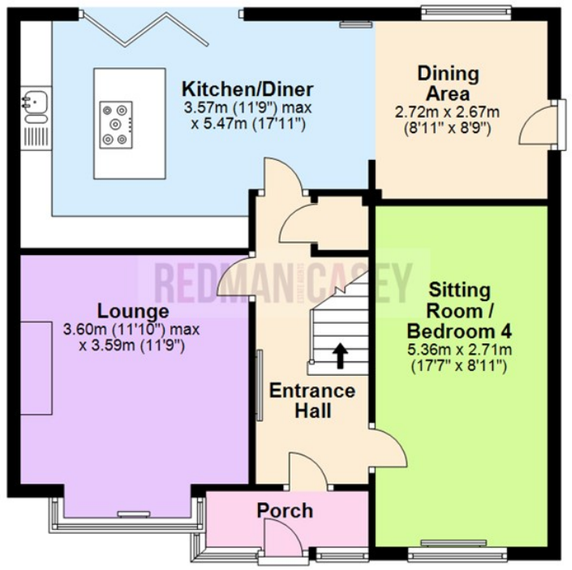
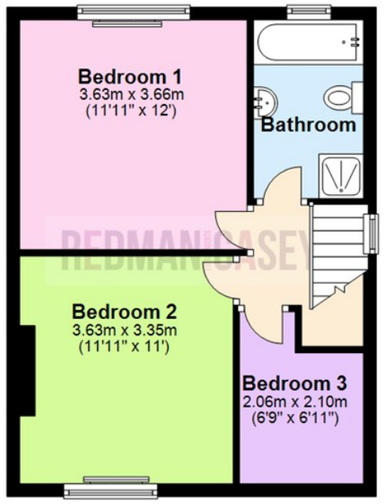
Ground Floor
Approx. 65.7 sq. metres (707.5 sq. feet)



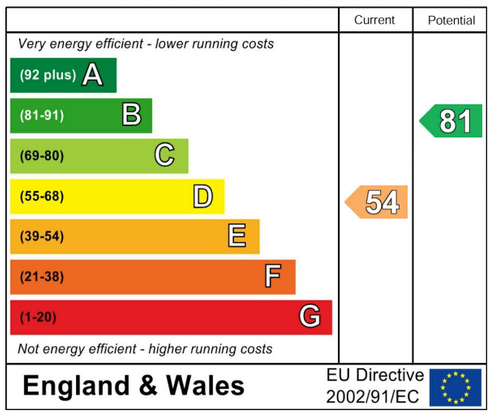
First Floor
Approx. 40.3 sq. metres (434.2 sq. feet)



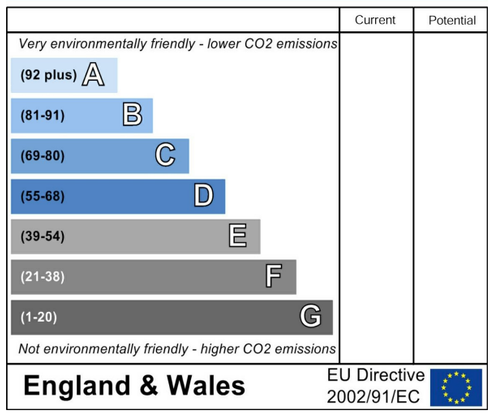
Total area: approx. 106.1 sq. metres (1141.7 sq. feet)

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



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REDMAN CASEY ESTATE AGENTS

12 Pengarth Road, Horwich, Bolton, Lancashire, BL6 7DS

Stunning extended semi detached property offering excellent and flexible accommodation which has been updated and modernised throughout to provide a stunning family home. The property offers generous living accommodation with 3/4 bedrooms and or 2/3 reception rooms, superb dining kitchen with island unit an bi fold doors to raised decking area. family bathroom with 4 piece suite. Large gardens to front and rear along with off road parking for 2 cars. Viewing is a must to appreciate everything about this property.

Offers In The Region Of £300,000

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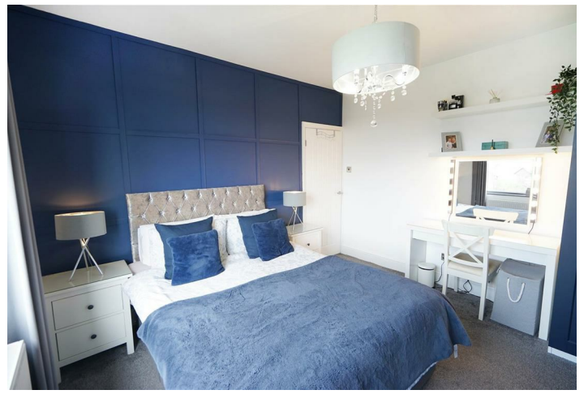
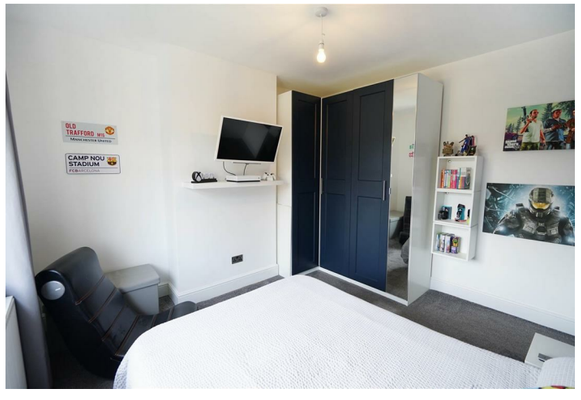
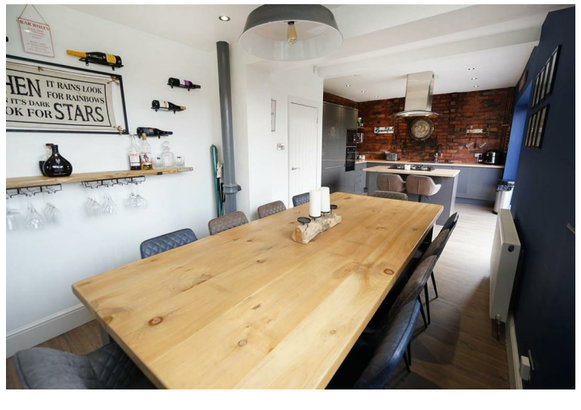
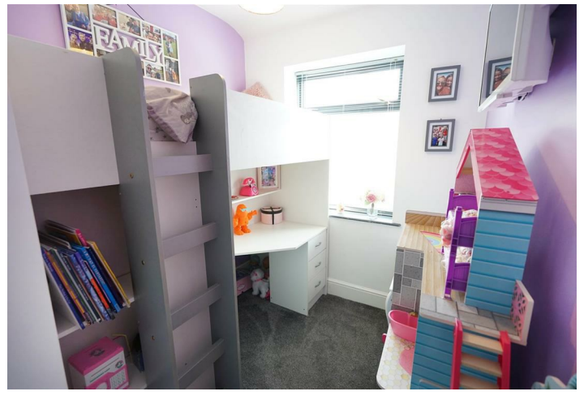



Situated within easy access of Horwich town centre this extended family home offers superb flexible accommodation, and has been updated and modernised to a high standard throughout. The property comprises : Porch, entrance hall, lounge, sitting room / bedroom 4 stunning fitted kitchen diner with bi-fold doors to raised decking area and a further dining area. To the first floor there are three further bedrooms two with wardrobes ad family bathroom fitted with a four piece white suite. Outside there are gardens to the front side and rear with artificial lawned area and concrete imprinted driveway offering parking for two cars to the front, imprinted patio area to the side leading to a large rear garden with extensive artificial lawn and raised timber decking. Ideally located for access to local amenities, shops and schools make this a property not to be missed. viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs, door to:

Porch
Two windows to front, window to side, Composite double glazed entrance door, door to:

Sitting Room / Bedroom 4
17'7" x 8'11" (5.36m x 2.71m)
UPVC double glazed window to front, double radiator.

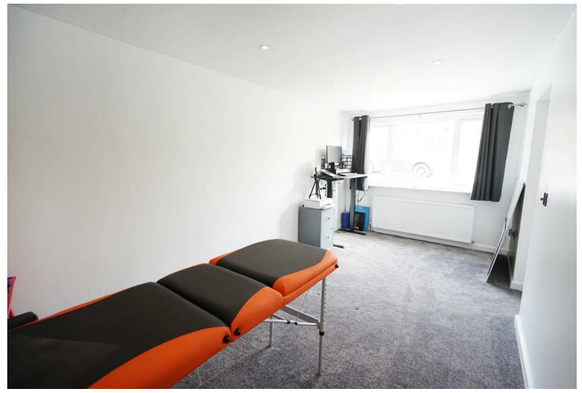
Lounge
11'10" x 11'9" (3.60m x 3.59m)
UPVC double glazed box window to front, feature fireplace with brick surround and slate hearth, solid fuel burner stove with glass door in chimney, timber mantle over, radiator, laminate flooring.

Kitchen/Diner
11'9" x 17'11" (3.57m x 5.47m)
Fitted with a matching range of modern dark grey base and eye level units with drawers and contrasting round edged worktops, matching island unit with drawers storage under, 1+1/2 bowl composite sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, double radiator, laminate flooring, ceiling with recessed spotlights, bi-fold door giving access to large raised decking area, open plan to:

Dining Area
8'11" x 8'9" (2.72m x 2.67m)
UPVC double glazed window to rear, laminate flooring, ceiling with recessed spotlights, Composite double glazed stable door to garden.

Landing
UPVC double glazed window to side, door to:

Bedroom 1
11'11" x 12'0" (3.63m x 3.66m)
UPVC double glazed window to rear, three double wardrobes with hanging rails and shelving, double radiator.



Bedroom 2
11'11" x 11'0" (3.63m x 3.35m)
UPVC double glazed window to front, two double wardrobes with hanging rails and shelving, double radiator.

Bedroom 3
6'9" x 6'11" (2.06m x 2.10m)

Bathroom
Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

Outside
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, double width concrete and pattern driveway with car parking space for two cars, artificial lawned area and mature flower and shrub borders.
Side garden is enclosed by timber fencing to front and side, garden shed, concrete printed sun patio.
Rear garden, enclosed by timber fencing to rear and sides with extensive artificial lawned area and mature flower and shrub borders, large raised timber decking area accessed from the dining kitchen, gravelled pathway, gated side access.

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