REDMAN CASEY ESTATE AGENTS

# 35 Rotherhead Close, Horwich, Bolton, Greater Manchester, BL6 5UG

## £310,000

Three bedroom detached property. Situated in a residential location, close to local schools, shops and all local amenities. This delightful property offers conservatory, off road parking, gas central heating, double glazing gardens to front and rear, and has recently had a new kitchen fitted. Viewing is recommended to appreciate all that is on offer.

- Three Bedrooms
- Office Space
- EPC Rating D
- Gardens To Front and Rear
- Conservatory
- En-suite
- Off Road Parking

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Delightful and spacious three bedroom detached property, situated in a very popular residential location, close to local schools, shops and all local amenities. The property comprises, entrance hall, lounge, dining room, kitchen, WC, conservatory, and home office space. To the first floor there are three bedrooms the master being En-suite and a family bathroom. Also benefiting from double glazing, gas central heating, off road parking, gardens to front and enclosed garden to rear.
Viewing of this property is advised to appreciate all that is on offer.

**Entrance Hall**
Stairs, uPVC double glazed entrance door to front, door to:

**Lounge 15'5" x 10'10" (4.70m x 3.31m)**
UPVC double glazed window to front, door to:

**Dining Room 8'11" x 10'10" (2.73m x 3.31m)**
Open plan to Lounge, uPVC double glazed entrance double door to rear, door to:

**Kitchen 8'11" x 13'1" (2.73m x 3.99m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, electric fan assisted oven, built-in gas hob with extractor hood, uPVC double glazed window to rear, uPVC double glazed entrance door to side, bi-fold door to:

**WC**
Two piece comprising, wash hand basin and low-level WC, tiled splashback.

**Home Office Room**
UPVC double glazed window to front, radiator.

**Conservatory**
Five uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double glazed entrance double door to side.

**Landing**
Door to Storage cupboard, door to:

**Bedroom 1 12'3" x 10'10" (3.74m x 3.31m)**
UPVC double glazed window to front, three built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, two wardrobes, three double doors, door to:

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**En-suite**
Three piece suite comprising wash hand basin, shower cubicle with glass screen and low-level WC, tiled surround, uPVC double glazed window to rear.

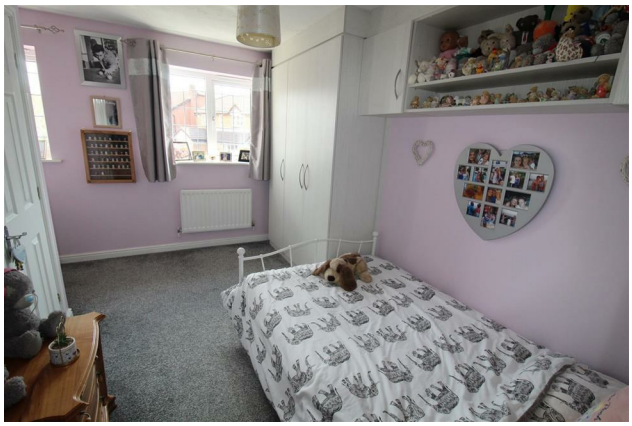
**Bedroom 2 12'3" x 8'3" (3.74m x 2.52m)**
Two uPVC double glazed windows to front, built-in double wardrobe(s) with hanging rails, shelving and overhead storage, door to Storage cupboard.

**Bedroom 3 8'8" x 10'1" (2.64m x 3.07m)**
UPVC double glazed window to rear.

**Bathroom**
Three piece suite comprising deep panelled bath with shower over, wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC frosted double glazed window to rear.

**Outside Front**
To the front aspect a Tarmac drive providing off road parking for 2 or 3 cars, gravel border to one side and grassed border to other. Fascias to front of property changed to upvc 2019

**Outside Rear**
Enclosed to rear with mature garden space, patio seating area raised flower beds and lawn area.



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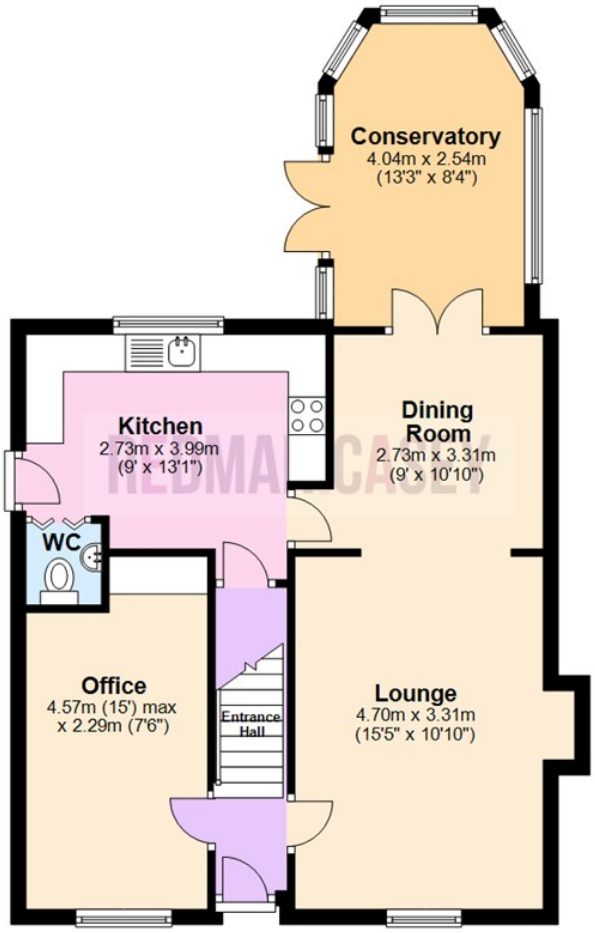
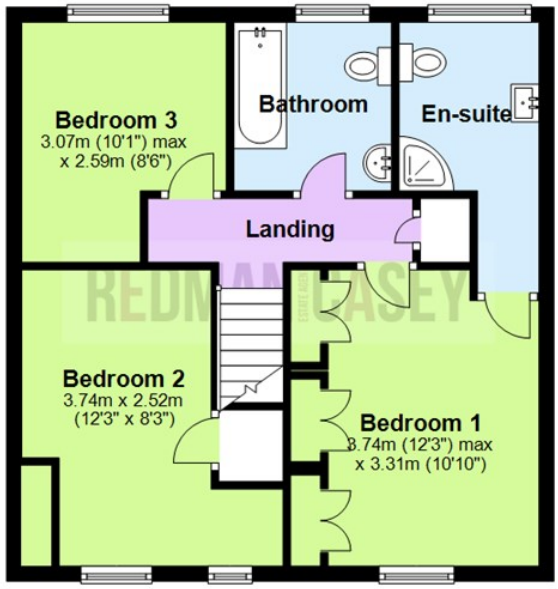
## Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



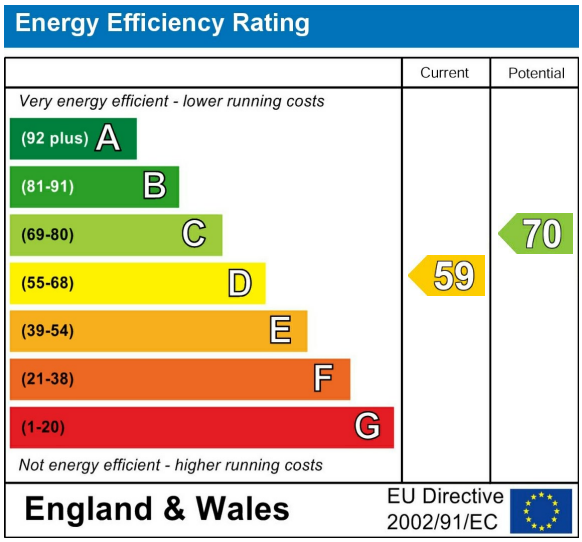

## First Floor

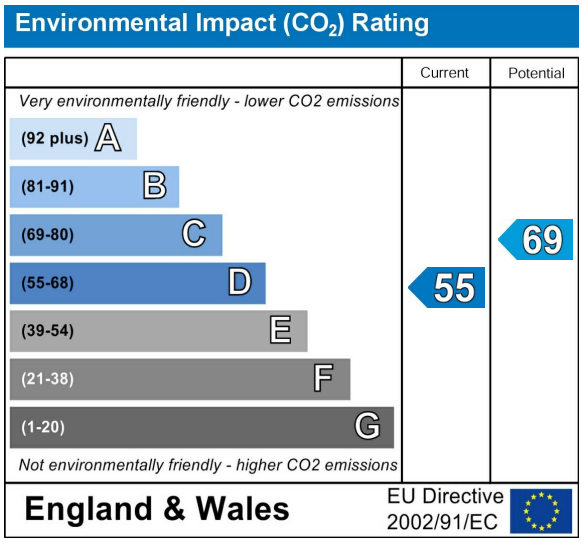
Approx. 49.2 sq. metres (529.3 sq. feet)




Total area: approx. 110.7 sq. metres (1191.2 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.

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