REDMAN CASEY ESTATE AGENTS

20 Berwyn Close, Horwich, Bolton, Greater Manchester, BL6 7BW

Offers In The Region Of £470,000

Four bedroom detached property, situated in a superb location at the head of a Cul-De-Sac. Close to local amenities, schools, shops and backs onto Rivington. This property is superbly presented, and benefits from off road parking, large conservatory, utility, study and large family room. Viewing is highly recommended to appreciate the condition, position and all this property has to offer.

- Detached
- Conservatory.
- Gardens To Front And Rear
- Utility Room
- Council Tax E
- 4 Bedroom
- En-Suite To Master
- Off Road Parking
- Study
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Four Bedroom detached home situated in a superb location at the head of a Cul-De-Sac backing onto Rivington Country Park and close to local amenities, schools and local shops. This superbly presented property comprises:- To the ground floor, entrance hallway, study, lounge, W.C. kitchen, family room, garage storage, dining room, conservatory. To the first floor there are four bedrooms with the master room being En-Suite and a family bathroom. To the outside there are extensive gardens with lawn, patio seating area, secluded seating area with mature beds of shrubbery and planting. A double driveway to the front provides off road parking. Benefiting from double glazing, gas central heating, utility room this spacious property is highly recommended for viewing to appreciate the condition, location and all that is on offer.

Entrance Hall
UPVC opaque double glazed window to front, double radiator, door to:

Study 5'0" x 9'4" (1.53m x 2.85m)
UPVC double glazed box window to front, single radiator.

Lounge 16'1" x 14'5" (4.90m x 4.40m)
Fitted pebble effect gas fire set in feature marble surround, stairs, uPVC double glazed entrance double door to rear, double door to.

Dining Room 8'8" x 14'11" (2.63m x 4.55m)
Two uPVC double glazed windows to rear, radiator, double door, door to:

Kitchen/Breakfast Room 15'0" x 11'6" (4.56m x 3.50m)
With quartz worktop space over fitted with a matching range of matching cream base and eye level units and cupboards with underlighting, drawers and cornice trims, stainless steel sink with stainless steel mixer tap and glass tiled splashbacks, space for fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to side, Amtico flooring, uPVC double glazed entrance double door to side, door to:

WC 7'4" x 3'8" (2.24m x 1.11m)
UPVC frosted double glazed window to side, two piece suite comprising, vanity wash unit in vanity unit with mixer tap and half height ceramic tiling to all walls and back to wall WC, heated towel rail.

Conservatory
Half brick and uPVC double glazed construction with TV point and power and light connected, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, uPVC double glazed entrance double door to rear:

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Utility 4'10" x 9'5" (1.47m x 2.86m)
Fitted with a range of base and eye level units with worktop space over with cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, vent for tumble dryer, radiator, uPVC double glazed opaque entrance door to side, door to:

Family Room 16'3" x 11'6" (4.96m x 3.50m)
UPVC opaque double glazed window to front, two electric storage heaters, built in storage units, uPVC double glazed entrance double door to side, door to:

Storage
Remote-controlled electric roller door.

Bedroom 1 11'3" x 11'10" (3.44m x 3.61m)
UPVC double glazed box window to front, free standing wardrobes with hanging rail, radiator, open plan, door to:

En-suite
Three piece suite comprising wash hand basin in vanity unit with mixer tap and ceramic and tiling to all walls, recessed shower area with glass screen and back to wall WC, uPVC opaque double glazed window to front.

Bedroom 2 11'4" x 11'7" (3.45m x 3.53m)
UPVC double glazed window to front, fitted with a range of built in wardrobes with hanging rail, shelving and overhead storage, Storage cupboard, radiator, two double doors.

Bedroom 3 9'0" x 11'10" (2.74m x 3.61m)
UPVC double glazed window to rear, radiator :

Bedroom 4 9'9" x 10'11" (2.97m x 3.34m)
UPVC double glazed window to rear, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving and drawers :

Bathroom
Three piece suite comprising vanity wash hand basin in vanity unit with storage under, mixer tap and ceramic and tiling to all walls, shower enclosure with glass screen and back to wall WC, tiled flooring, uPVC frosted double glazed window to rear, heated towel rail.

Landing
Door to Storage cupboard.

Storage cupboard.

Gardens
Enclosed gardens laid mainly to lawn shrubbery, mature planting, patio seating areas, driveway.

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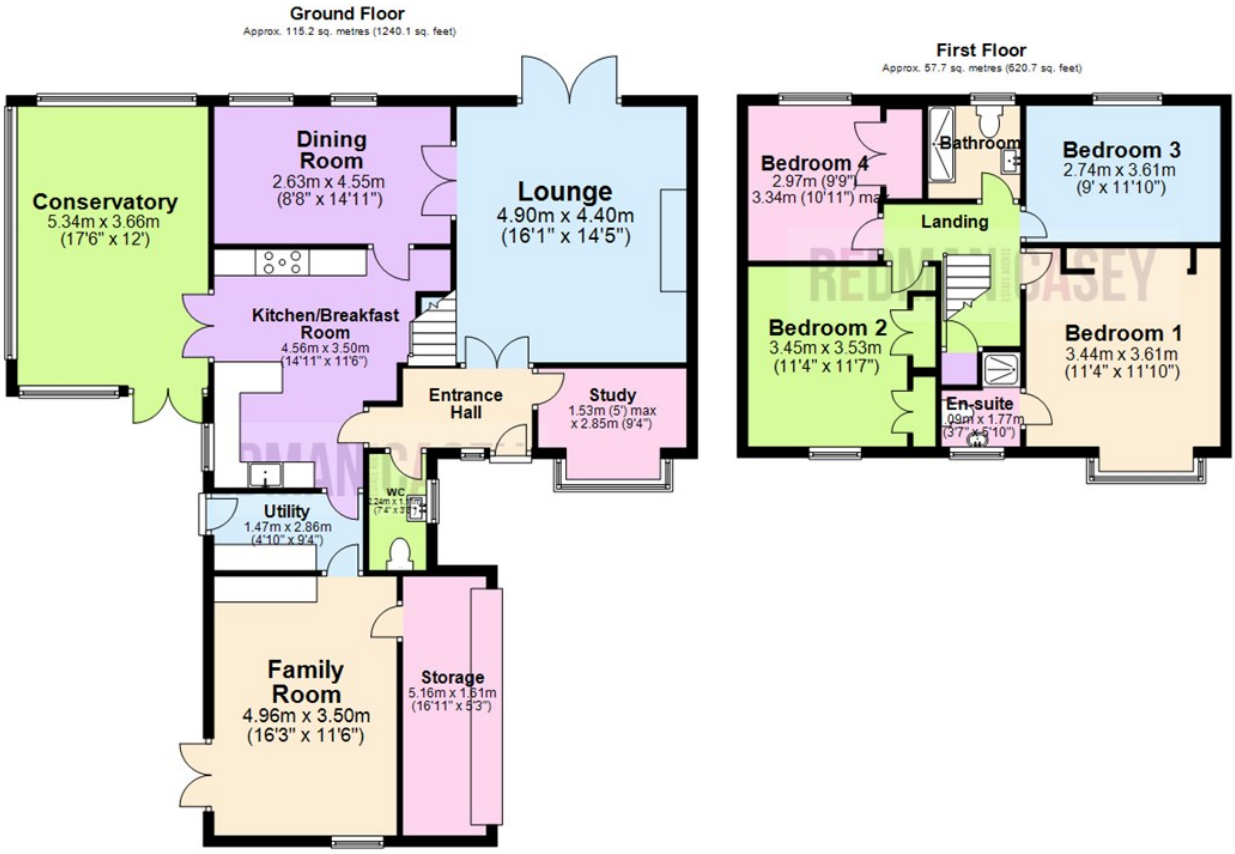

Total area: approx. 172.9 sq. metres (1860.8 sq. feet)

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

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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