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MANOR ROAD, HORWICH – OFFERS IN EXCESS OF £440,000

A wonderful, spacious and versatile family size home set in a consistently popular, semi rural location in the picturesque village of Horwich. Beautiful countryside is just a short walk or bicycle ride away while popular primary and secondary schools are within an easy reach as our, shops, restaurants, sporting facilities and excellence transport links via both the motorway and railway networks. Versatile accommodation may suit a variety of uses and interpretations, it could quite easily be used as five bedrooms if the ground floor home office was used as a bedroom. In brief the accommodation on offer comprises: reception hallway, ground floor guest WC/powder room, home office (potential bedroom five) beautiful central fitted kitchen complete with solid granite type work surfaces, quality appliances and ample breakfast/dining space, sizable conservatory, sitting room, large lounge, utility room, ground floor bedroom (two) complete with ensuite shower room, first floor landing, master bedroom with fitted furniture and en suite shower room, two additional double first floor bedrooms and a four piece white family bathroom suite. There is a large garage with double size vehicle access door in addition there are two separate driveways providing private off-road car parking. To the rear there are easy maintenance patio style gardens perfect for entertaining and alfresco dining.

The family home benefits from a Worcester gas combination central heating system with pressurised hot water tank, a plot size of around 0.11 of an acre and importantly is freehold. There is so much to appreciate, everything can only be fully appreciated via a personal viewing appointment, in the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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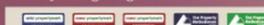
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 12' 7" x 6' 9" (3.839m x 2.058m)

Quality uPVC stained glass entrance door with matching uPVC window to the side, ceramic floor tiling, radiator, spindle staircase off to the first floor.

Guest w.c/powder room: 5' 6" x 2' 8" (1.676m x 0.81m)

A white two piece washroom suite comprising: dual flush WC and wash hand basin, spot lighting, extractor, ceramic floor tiling.

Kitchen diner: 18' 11" x 10' 11" (5.776m x 3.318m)

This wonderful central kitchen is the hub of this beautiful family home with a solid black granite type works surfaces which extend into the central island and a generous range of Bosch appliances. It's clear that no expense has been spared. The kitchen is fitted with a super range of matching: drawers, base and wall cabinets with integrated tall ladder style fridge, dishwasher, double oven/grill, additional microwave oven/grill and warming drawer, firing gas hob with extractor above, sink with both boiling water tap and additional mixer tap over. Ample breakfast/dining space, double doors off into the conservatory, door off into the sitting room, uPVC window, rear entrance door and door off into the utility room.



Utility room: 8' 7" x 6' 5" (2.610m x 1.961m)

The utility room enjoys matching bases and wall cabinets to those of the kitchen, a circular stainless-steel sink with mixer tap over, uPVC window and plumbing for a washing machine the same quality flooring flows through both the utility room and the kitchen, the pedestrian door from the utility room opens into the garage.



Tenure:

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold

Council tax:

The property is located in the borough of Bolton and the Council tax band rating is F with an approximate annual cost of around £3,274 per annum.

Flood risk information:

Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "very low" risk of flooding.

Conservation area:

Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.



Conservatory: 21' 9" x 12' 1" (6.638m x 3.683m)

A wonderful addition to this magnificent home the conservatory is flooded with natural light from all sites with uPVC windows and sliding patio doors which open out onto the garden, there is underfloor heating which extends from the conservatory which intern opens up into the sitting room.



Sitting room: 12' 8" x 9' 11" (3.857m x 3.011m)
Radiator, underfloor heating, sitting room opens into a wine storage facility and there is an archway into the living room.

Living room: 23' 11" x 11' 7" (7.279m x 3.531m)
A beautiful and generously proportioned living room with feature limestone fireplace with inset living flame gas fire, sliding patio door doors open out onto the rear garden and the additional uPVC window to the front ensures the room is flooded with natural light, two radiators, quality timber flooring, matching ceiling and wall lights.



Office/bedroom 5: 9' 11" x 9' 3" (3.034m x 2.829m)

uPVC window to the front, radiator. This room has primarily been used as a home office/home working space by our clients but may well suit alternative uses perhaps including that of a fifth bedroom on the ground floor.

Bedroom 2: 12' 7" x 11' 8" (3.837m x 3.556m)

A generously proportioned ground floor bedroom with uPVC window to the front complete with fitted blinds, radiator, quality timber flooring.



En suite shower room: 6' 10" x 5' 10" (2.075m x 1.778m)

A three-piece shower room suite comprising, shower enclosure, wash hand basin and WC with additional storage space, uPVC window, spotlighting, extractor, stylish ceramic wall tiling.



First floor landing: 17' 7" x 2' 8" (5.353m x 0.81m)

Radiator, loft access point, generous built in storage space which extends into the eaves and an additional built-in storage area.

Bedroom 1: 13' 2" x 11' 9" (4.017m x 3.571m)

uPVC window to the front, fitted blinds, radiator, professionally fitted bedroom furniture providing an excellent range of matching: wardrobes, storage space, drawers and bedside units, radiator, spot lighting.



En suite: 8' 6" x 5' 6" (2.599m x 1.688m)

A three-piece shower room suites comprising shower enclosure, dual flush WC and wash hand basin with superb built-in storage space below and around, spot lighting, ceramic wall tiling, uPVC window, heater towel rail.



Bedroom 3: 16' 6" x 12' 7" (5.027m x 3.833m)

Measured at maximum point. A superb range of professionally fitted bedroom furniture providing fitted wardrobes, storage space, bedside drawers, drawers, dressing table and matching double doors which open up into the eaves storage space, uPVC window to the front with fitted blinds, radiator.



Bedroom 4: 12' 11" x 10' 10" (3.934m x 3.306m)

Measured at maximum points. uPVC window to the rear which enjoys a wonderful far-reaching views, radiator, wood laminate flooring.



Family bathroom: 9' 10" x 5' 6" (2.993m x 1.687m)

A beautiful four-piece family bathroom suite comprising: dual WC, bidet, wash and basin and bath with folding shower screen and electric shower, ceramic wall and floor tiling, rate heated towel rail, uPVC window to the rear, spot lighting.



Garage: 15' 5" x 15' 10" (4.711m x 4.815m)

A double size electric up and over vehicle entrance door, uPVC window to side, Worcester gas central heating boiler and pressurised hot water tank are fixtures within the garage. There is a driveway in front of the garage providing off-road car parking space and a second driveway to the other side of the property ensuring that there is an abundance of off-road car parking space.

Plot size:

The overall approximate plot size is around 0.11 of an acre.

Rear garden:

The rear garden offers superb space for relaxing, entertaining and al fresco dining in an easy maintenance setting

