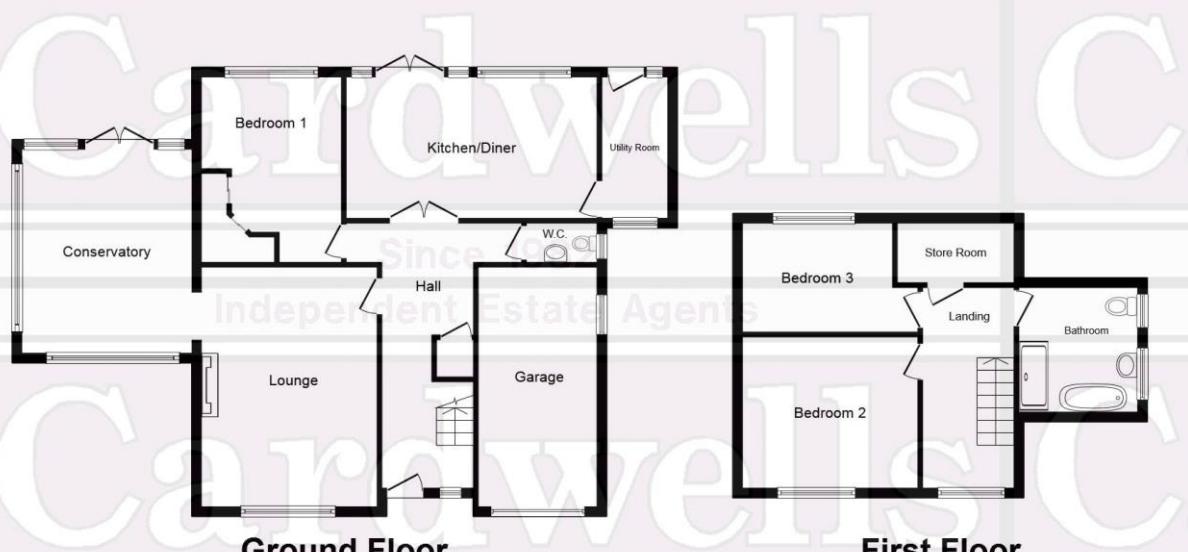




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Total floor area 140.8 sq.m. (1,516 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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MANOR ROAD – HORWICH – OIRO £330,000

A detached family home set in a wonderful location with beautiful countryside near by ready to explore, yet within easy reach of the wonderful amenities of Horwich including: popular schools, shops, sporting facilities, Middlebrook retail and leisure Park, the railway network via Horwich Parkway and the motorway network via the M61. The property is in excellent order throughout and briefly comprises; reception hallway, guest WC/powder room, spacious lounge, large conservatory, open plan kitchen/diner with double doors off to the rear garden, separate utility room, ground floor double bedroom, first floor landing which would be an ideal work from home space, fitted master bedroom, third bedroom, store room, and stunning four piece family bathroom suite. Externally the property is set in a very generous size corner plot which extends to 0.10 of an acre approximately, with large garden areas to the front, and fully enclosed garden to rear with lawn, patio areas and mature trees which enhance the privacy.

The family home benefits from uPVC double glazing, gas central heating and quality fixtures and fittings. The vendor advises the property was re wired and re roofed approximately 4 years ago. Importantly it is sold with no further upward chain so hopefully a prompt completion can be arranged once a sale is agreed. There is a great deal to admire about this wonderful property, in the first instance a walk-through viewing video is available to watch and then an in person viewing appointment 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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LETTINGS & MANAGEMENT

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE
ROOM SIZES:**

Reception hall: 18' 10" x 12' 6" (5.738m x 3.813m)

Measured maximum points. Quality double glazed entrance door, uPVC frosted glass window, radiator, quality flooring, timber spindles staircase off to the first floor, under stairs storage space.



Guest w.c/powder room: 5' 1" x 2' 9" (1.539m x 0.829m)

A white two-piece suite comprising; dual flush WC and wash hand basin, uPVC window.

Lounge: 17' 0" x 12' 6" (5.176m x 3.798m)

Large uPVC window to the front complete with fitted blinds, Karndean flooring, marble fireplace with inset living flame gas fire, radiator, opens directly into the conservatory.



Conservatory: 14' 6" x 12' 1" (4.408m x 3.678m)

Timber flooring, uPVC windows with fitted blinds, glazed roof, large radiator, double uPVC patio doors off to the rear garden.



Garage:

Single integral garage with power and lighting service by private driveway providing additional off-road car parking.

Gardens:

The property is set in a generous corner plot that extends to around 0.10 acre. The front garden in particular is of a real generous size with mature trees lawn rockery etc and to the rear garden is predominantly laid to lawn with patio areas, rockeries and particularly well stocked flowerbeds with bushes and mature trees which all enhance the privacy there is a patio area to the rear of the conservatory, external lighting.



Chain details:

The family home is sold with no further upward chain.

Tenure:

We understand that the property is leasehold and enjoys the remainder of the 999 year lease.

Viewings:

All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

Thinking of selling:

The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://www.cardwells.co.uk>

Disclaimer:

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

Open plan kitchen/diner: 17' 9" x 10' 0" (5.419m x 3.054m)

Professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill, four ring gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, ceiling spotlighting, uPVC window overlooking the rear garden. The kitchen area opens directly into the dining/family space which enjoys double uPVC doors which open out onto the rear garden with large uPVC windows to either side, ceramic tiling to the floor, two radiators, beautiful glazed double doors enter the room from the hallway and the utility room is off the kitchen.



Utility room: 10' 0" x 4' 1" (3.054m x 1.247m)

uPVC window to the front and the rear, rear entrance uPVC door, fitted wall cabinet and work surface.

Bedroom: 13' 2" x 9' 11" (4.004m x 3.027m)

The double bedroom is located on the ground floor fitted with quality wardrobes giving an abundance of floor to ceiling storage space and matching bedside cabinets, uPVC window overlooks the rear garden complete with fitted blinds, radiator, thick carpeting.



First floor landing: 14' 6" x 6' 5" (4.425m x 1.945m)
A spacious landing with large uPVC window to the front which may make ideal space for studying/working from home, there is eaves storage space off, radiator.



Storeroom: 8' 11" x 4' 3" (2.722m x 1.294m)

Walking store room accessed off the landing.

Bedroom 1: 12' 5" x 11' 7" (3.790m x 3.527m)
Large uPVC window to the front which enjoys a wonderful aspect over the rooftops and towards the countryside, fitted wardrobes, drawers and dressing space with matching bedside units, radiator.



Bedroom 3: 12' 6" x 7' 1" (3.806m x 2.171m)
uPVC window to the rear, radiator, eaves storage space.



Bathroom: 8' 10" x 8' 3" (2.693m x 2.527m)

A beautiful high-quality four-piece bathroom suite with overall freestanding style bath, walk-in glazed shower enclosure with both handheld and overhead showers, dual flush WC and bowl style wash hand basin was built under storage base, heated towel rail, to uPVC double glazed windows with fitted blinds, spot lighting, quality ceramic wall and floor tiling.

