

# Harrisons

ESTATE AGENTS



44 Wallsuches, Horwich, Bolton, Lancashire, BL6 6TT



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Lancashire, BL6 6TT

**Offers in Excess of  
£325,000**

### **PROPERTY FEATURES AND DETAILS**

Stunning family home split over 3 levels

Modern kitchen overlooking the dining room

Large, beautifully proportioned lounge

Spacious bedrooms with up market stylish bathroom suites

Beautifully presented and maintained throughout

Close to Rivington Pike and with beautiful countryside walks from the doorstep

3 bedrooms, 2 reception rooms

Several country pubs and restaurants within a 10 minute walk



### **PROPERTY INFORMATION**

This property is in council tax band D

The origins of the village date back to the late 18th century, when the site known as Wallsuches was acquired and established as a bleach works. The pioneering site was one of the first to use chemical bleaching during the late 18th century and later on the first to have a Boulton and Watt steam engine installed. The site saw a number of changes of industrial use over the years but eventually fell into disuse and was acquired by Redrow. Between 2005 and 2010 Redrow sympathetically re-developed the site creating a luxury village of beautiful homes winning several awards along the way. 44 Wallsuches is a delightfully unique home of deceptively generous proportions and Harrisons are delighted to present to you this Grade II Listed property on the Award Winning Arcon Village. Ideal Investment Property: Will Achieve £1,500 PCM (£18,000 Per Annum) Low Maintenance Property Ask Us About Our Fully Managed Letting Service

### **Entrance Porch 7' 1" x 5' 10" (2.17m x 1.77m).**

Walnut laminate flooring, pendant light and single panel radiator. Small storage cupboard with electric and gas smart meters ..

### **Entrance hallway 22' 6" x ' ' (6.87m x m).**

Carpet flooring, single panel radiator. Two pendant lights, double door cloak room with hanging for numerous coats and storage space above. From the entrance hallway stairs lead to both the upper hallway and to the lower hallway..

### **Upper Hallway.**

Carpet flooring, pendant light, 2 further double door storage spaces including a large airing cupboard with central heating boiler. Two loft hatches with pull down sturdy wooden ladder leading to substantial loft storage. Doors to the Lounge and the Kitchen..

### **Lounge 14' 5" x 22' 0" (4.4m x 6.7m).**

Views over the village and beyond from the three large sash windows creating a beautifully light and bright room. Coving, two chandelier pendants and three single panel radiators. Carpet flooring fitted throughout. A fabulous, large and beautifully proportioned living room for relaxing and entertaining..

### **Kitchen 9' 5" x 15' 5" (2.86m x 4.7m).**

The kitchen is accessible from both the dining room via a short staircase and from the upper hallway. Fitted high gloss white kitchen units with light grey laminate work tops and splash back tiles in white. Four ring SMEG gas hob and a SMEG electric double oven, with a stainless steel extractor. Integrated fridge freezer, built in electrolux dishwasher and Siemens washer dryer, stainless steel sink with drainer and chrome mixer tap. Ceiling recess LED spotlights, single panel radiator and Karndean style flooring. This kitchen is fully equipped, has lots of cupboard storage and with the galleried area flowing down to the

dining room it creates a lovely space both for everyday living and more formal entertaining ..

### **Dining Room 17' 7" x 8' 0" (5.35m x 2.45m).**

Impressive double height dining room which has open plan access from the galleried kitchen and from the entrance hallway. Feature chandelier pendant light, front sash window with internal white shutters, two single panel radiators and, carpet flooring fitted throughout..

### **Guest WC 3' 8" x 6' 7" (1.12m x 2.00m).**

Recently renewed, this is a high quality guest WC with half tiled walls, karndean style tile flooring, granite sparkle effect top over the built in WC and ceiling spotlights..

### **Lower Hallway 9' 10" x 6' 4" (3.00m x 1.92m).**

From the entrance hallway stairs lead down to the lower hallway. Carpet flooring, under stairs storage room and separate storage containing the hot water tank, single panel radiator and pendant light. Doors leading to the family bathroom, bedroom 2 and master bedroom with en-suite..

### **Master bedroom 17' 10" x 13' 1" (5.43m x 4m).**

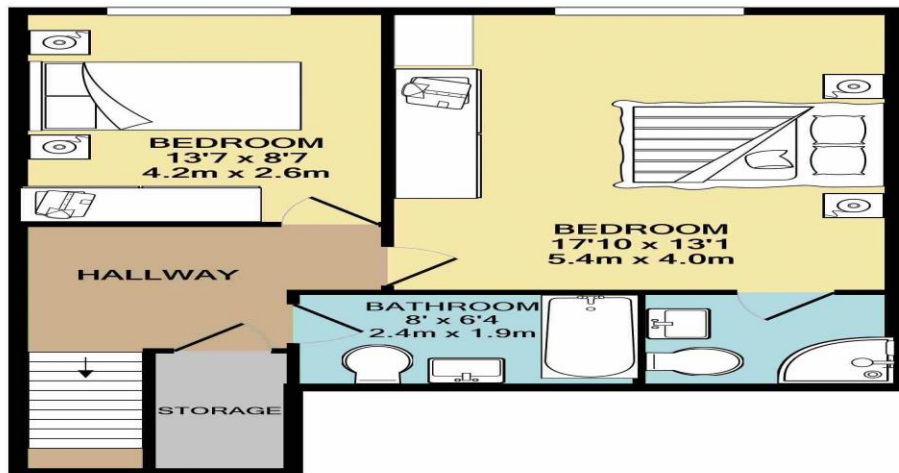
Very spacious master bedroom with two sash windows to the rear allowing for a lovely bright and airy room. Large fitted wardrobes, fitted dressing table with drawers and matching bedside drawer cabinets. Single panel radiators to the rear and to the front of the bedroom.

### **En-suite 6' 3" x 6' 7" (1.9m x 2.00m).**

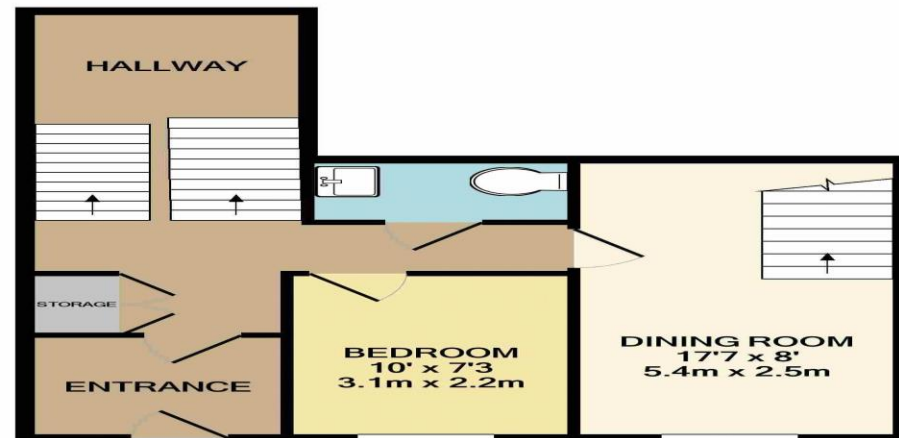
Granite sparkle work surface over cupboard units in a light walnut finish with integrated wash basin, chrome mixer tap and built in WC. Mirror door fronted wall cupboards over the wash basin and the granite work surface for all the bottles and potions you don't want on display. Sensor controlled mirror lights. Curved glass shower screen with chrome bar power shower and chrome soap



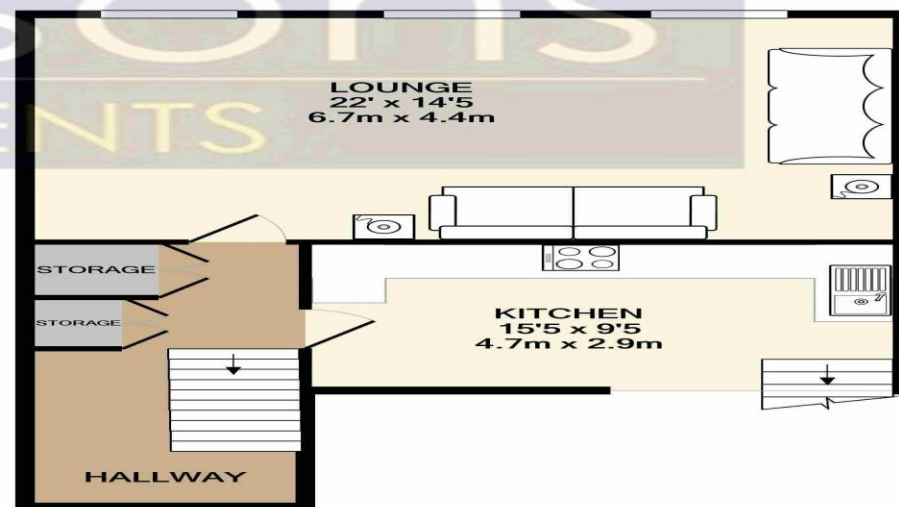




LOWER GROUND LEVEL  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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