

58 Mason Street, Horwich, Bolton, BL6 5RD



**£279,000**

Deceptively spacious extended detached property ideally located for access to many local amenities, shops, schools and transport links for road and rail. The current owners extended the property to the ground floor to provide superb living accommodation which is combined with 3 fantastic double bedrooms and large family bathroom. The option is still there to create a further bedroom and en suite from the previous planning. Gardens to rear and extensive driveway to the front, benefitting from gas central heating and double glazing. Viewing is essential to appreciate all that is on offer.

- 3 Double Bedroom Detached
- Large Fitted Kitchen
- Gardens to Rear
- EPC Rating TBC
- Extended Living Accommodation
- Modern 4 Piece Bathroom Suite
- Parking for 3 Cars
- Council Tax Band C





Located within easy reach of Horwich' vibrant town centre with its bustling variety of shops this deceptively spacious three bedroom extended detached needs to be viewed to appreciate the size and potential on offer. Having benefitted from a single story extension to the rear by the current owners the original plans were for a two story extension to create a master bedroom and en suite bathroom to the first floor which is still an option should the need arise. The property at present comprises :- Porch, garage ( currently used as an office). Lounge, dining room, family room and extended dining kitchen with white high gloss cabinets, built in and integrated appliances, cloakroom w.c. To the first floor there are three generous double bedrooms and large bathroom with four piece white suite. Outside to the front is an extensive block a paved driveway with parking for 3 cars and to the rear is a private enclosed garden with patio and grassed areas. The property benefits from gas central heating and double glazing and is ideally located for access to local shops schools and transport links. Offering excellent accommodation that must be viewed to appreciate.



**Porch**

UPVC double glazed leaded window to side, laminate flooring, uPVC double glazed entrance door, door to:

**Office / Formerly Garage 14'11" x 8'11" (4.54m x 2.72m)**

Up and over door, vinyl flooring, fitted, shelving and cupboard, Please note the garage door is blocked from the inside but once the shelving is removed it can be used as a garage again.



**Lounge 12'9" x 12'0" (3.88m x 3.66m)**

UPVC double glazed window to front, double radiator, laminate flooring, door to:



**Dining Area 11'1" x 10'8" (3.38m x 3.24m)**

Double radiator, open plan to:

**Family Room 9'11" x 10'8" (3.01m x 3.24m)**

Two windows to rear, double radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors with matching side panels to garden, door to:

**Kitchen/Diner 18'10" x 9'9" (5.73m x 2.97m)**

Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, wine rack, glazed display units, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, vent for tumble dryer, space for fridge, freezer and range with extractor hood over, uPVC double glazed window to rear, Feature vertical radiator, uPVC double glazed door to garden, door to:



**Hallway**

Laminate flooring, carpeted stairs to first floor landing, door to:



## WC

Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, half height ceramic tiling to all walls, laminate flooring.

## Landing

UPVC frosted double glazed leaded window to side, radiator, door to:

## Bedroom 1 13'0" x 10'10" (3.97m x 3.30m)

UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, laminate flooring, coving to textured ceiling.

## Bedroom 2 10'11" x 10'10" (3.32m x 3.30m)

Double glazed leaded window to rear, two built-in double wardrobes with hanging rails and shelving, radiator, laminate flooring, coving to textured ceiling.

## Bedroom 3 9'10" x 9'9" (3.00m x 2.98m)

UPVC double glazed window to front, two built-in double with hanging rails and shelving, radiator, laminate flooring.

## Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, inset wash hand basin in vanity unit with drawers and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, wall mounted vanity mirror with light, frosted double glazed leaded window to rear, uPVC frosted double glazed leaded window to rear, vinyl flooring, ceiling with recessed spotlights.

## Outside

Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, extensive block paved driveway to the front with for three cars.

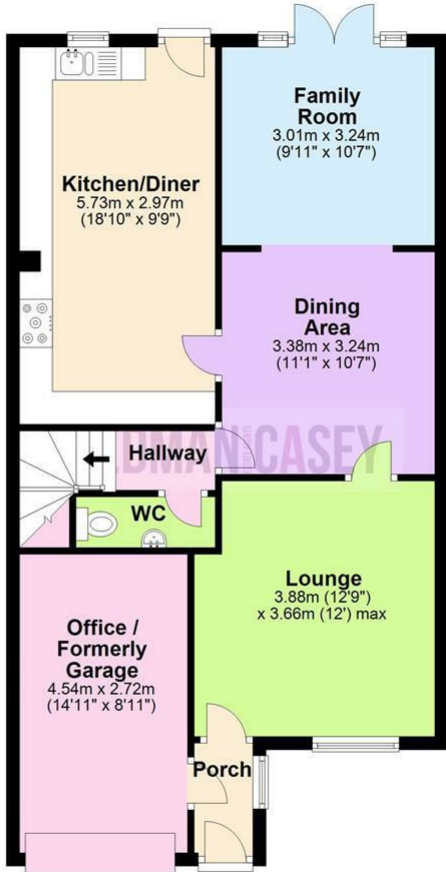
Rear garden, enclosed by timber fencing rear and sides, paved sun patio with lawned area and mature flower and shrub borders, courtesy lighting.





### Ground Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



### First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Total area: approx. 106.9 sq. metres (1151.2 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.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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