

88 Lancashire Way, Horwich, Bolton, BL6 5WH



**£370,000**

Well presented and spacious modern 4 bedroom detached Built by Bellway homes in 2021 the property still retains the remainder of the NHBC Warranty. The current owners have improved and converted the garage into a flexible room which could be a play room, office or a bedroom depending on need. The rear garden has been professionally landscaped with large patio and artificial grassed area. Fitted wardrobes to master bedroom and luxury en suite. Fantastic fitted dining kitchen with utility off spacious lounge and off road parking for 2 cars. Viewing is essential to appreciate all that is on offer.

- Modern 4 Bedroom Detached
- Spacious Lounge
- Master with Luxury En Suite
- EPC Rating B
- Garage Conversion Giving Extra Reception
- Fitted Dining Kitchen
- Landscaped Rear Garden
- Council Tax Band E



Situated on this new development in the centre of Horwich the property offers excellent accommodation and is ideally located for access to local shops, sought after schools and transport links for road and rail to Manchester and beyond. Having been expanded by way of a garage conversion the property comprises Entrance hall, lounge, sitting room / playroom / office in former garage, large fitted dining kitchen with built in and integrated appliances, utility room and downstairs wc. To the first floor there are 4 generous bedrooms luxury en suite fitted to the master and along with bedrooms 3 and 4 having fitted wardrobes, Family bathroom fitted with a three piece white suite. Outside there is an open plan front garden with double driveway and lawned garden to the rear there is a landscaped garden with large paved patio and artificial grassed area. Viewing is highly recommend3ed to appreciate all that is on offer with the superb property.

### **Entrance Hall**

Radiator, laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

### **Play Room / Office 16'5" x 7'4" (5.00m x 2.24m)**

UPVC double glazed window to front, radiator, laminate flooring, ceiling with recessed spotlights.

### **WC**

Frosted double glazed window to front, fitted with two piece modern white suite comprising, pedestal wash hand basin with tiled splashback and WC with hidden cistern, radiator, laminate flooring.

### **Lounge 14'6" x 11'9" (4.42m x 3.58m)**

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

### **Kitchen/Diner 7'8" x 23'5" (2.34m x 7.14m)**

Fitted with a matching range of cream base and eye level units with drawers and complementary worktops with matching splashbacks, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built in wine fridge, uPVC double glazed window to rear, built-in under-stairs storage cupboard, two radiators, laminate flooring, uPVC double glazed french doors to garden, door to:



### Utility 5'10" x 7'10" (1.78m x 2.39m)

Fitted with a matching range of base units with complementary worktops with matching splashbacks, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring, double glazed door to garden.

### Landing

Radiator, access to part boarded loft space, Fitted PIV unit, door to:

### Bedroom 1 13'10" x 11'8" (4.22m x 3.56m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching cupboards over the dressing table and vanity mirror, worktop with drawers under, radiator, door to:

### En-suite

Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring.

### Bedroom 2 12'0" x 8'1" (3.66m x 2.46m)

UPVC double glazed window to front, built-in triple wardrobe(s) with hanging rails and shelving, radiator.

### Bedroom 3 11'0" x 7'8" (3.35m x 2.34m)

UPVC double glazed window to rear, radiator, ceramic tiled flooring.

### Bedroom 4 11'0" x 7'6" (3.35m x 2.29m)

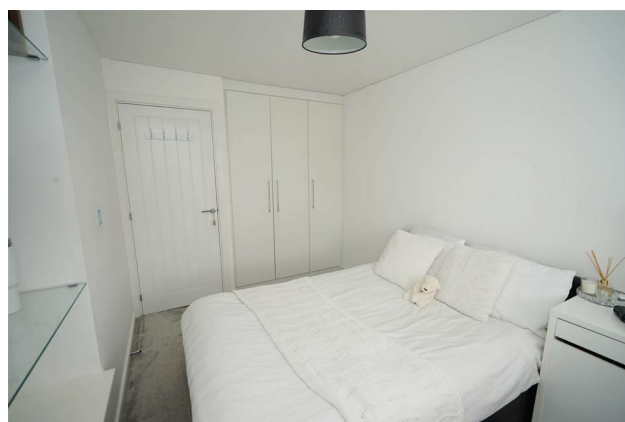
UPVC double glazed window to rear, fitted triple wardrobe(s) with hanging rails, overhead storage and cupboards, radiator.

### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and wall mounted wash hand basin with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

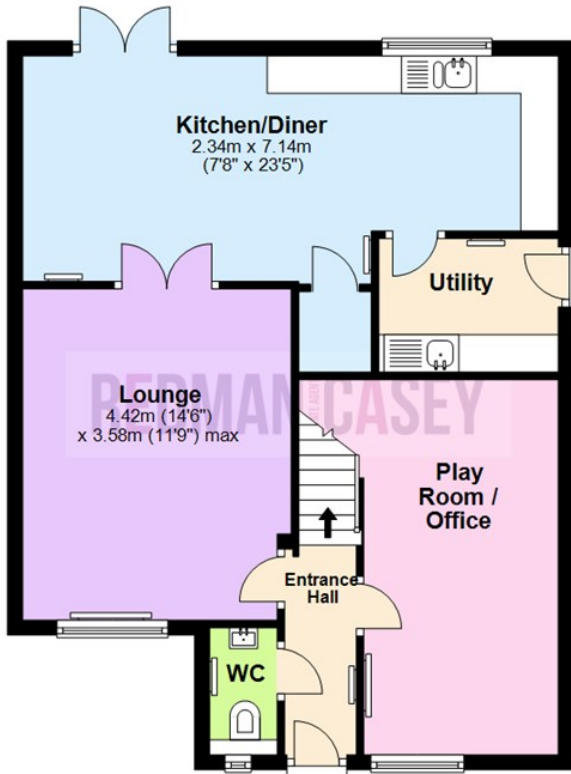
### Outside

Open plan front garden, double width tarmac driveway to the front with car parking space for two cars with lawned area and mature flower and shrub borders. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area, raised flower and shrub borders, side gated access. security lighting and outside power point.



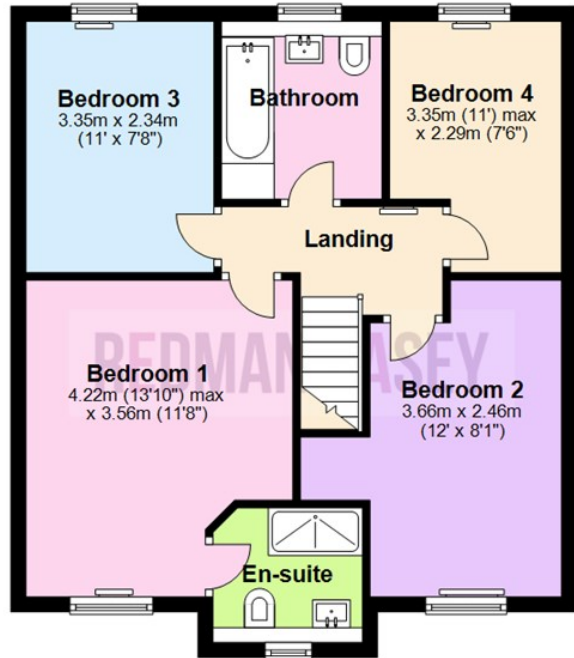
### Ground Floor

Approx. 67.7 sq. metres (728.3 sq. feet)



### First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 123.0 sq. metres (1324.2 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>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

