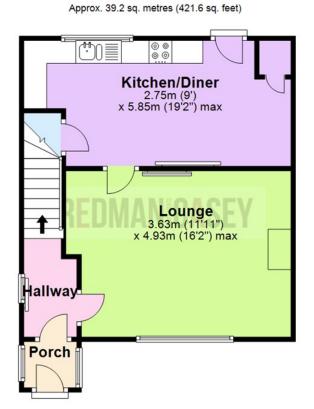
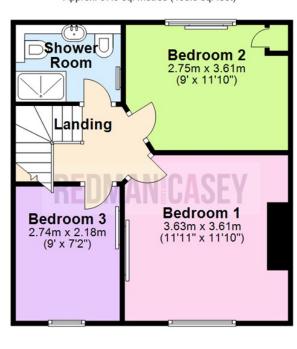


Ground Floor



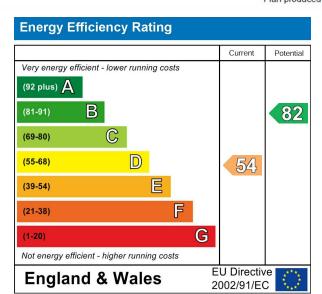
First Floor Approx. 37.9 sq. metres (408.3 sq. feet)

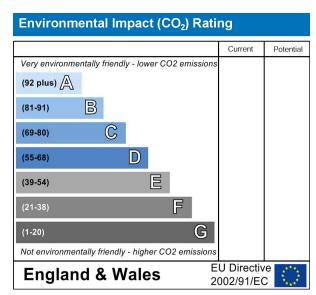


Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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 Plan Un







17 Higher Barn, Horwich, Bolton, BL6 6RD

Tucked away in this small hamlet we are pleased to bring to the market this three bedroom semi detached property. Rarely do these properties become available and here is an opportunity to own this spacious family home. Good sized lounge, dining kitchen, three generous bedrooms and bathroom with four piece coloured suite. Outside there are gardens to the front and rear. The property is not overlooked to front or rear and is within a stones throw of open countryside, but close to local amenities, shops, schools and transport links for motorway and rail within 2 1/2 miles. The property is sold with no chain and vacant possession, viewing is essential to appreciate the size and location on offer.

Offers In The Region Of £220,000













Very rarely do these properties Hallway the property offers spacious first floor landing, door to: accommodation to put your own stamp onto. he accommodation comprises: Porch, hallway, generous bedrooms and suite. Outside there are gardens ceiling, door to: to the front and rear, the property benefits from gas central heating and uPVC double glazing and is sold with no chain and vacant possession. Ideally located for access to countryside along with shops and transport links within 2 /2 miles make this an opportunity not to be missed. Viewing is highly recommended.

Porch

Two uPVC double glazed windows to side, uPVC double glazed entrance door, door to:

highly sought after location and window to side, radiator, stairs to serving heating system and

11'11" x 16'2" (3.63m x 4.93m) lounge, fitted dining kitchen, three UPVC double glazed window to front, fitted log effect gas fire, bathroom fitted with a four piece double radiator, coving to textured

Kitchen/Diner

9'0" x 19'2" (2.75m x 5.85m) Fitted with a matching range of 11'11" x 11'10" (3.63m x 3.61m) stainless steel sink unit with ceiling. single drainer waste disposal unit and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to

rear, built-in boiler cupboard, come to the market, this is a UPVC frosted double glazed housing floor mounted gas boiler domestic hot water, radiator, ceramic tiled flooring, timber panelled ceiling with spotlights, uPVC double glazed door to garden, door to built in under stairs cupboard.

Landing

Doors to:

Bedroom 1

pine fronted base and eye level UPVC double glazed window to cupboards with drawers and front with views of open cornice trims, 1+1/2 bowl countryside, radiator, coving to

Bedroom 2

9'0" x 11'10" (2.75m x 3.61m) UPVC double glazed window to rear, airing cupboard housing, factory lagged hot water cylinder, radiator.













Bedroom 3

9'0" x 7'2" (2.74m x 2.18m) UPVC double glazed window to walls, extractor fan, wall mounted enclosed by timber fencing to front, radiator.

Shower Room

Fitted with four piece coloured suite comprising tiled double shower enclosure with electric Front garden with gated access shower over, inset wash hand leading to a flagstone paved basin in vanity unit with pathway with steps to the front cupboards under and mixer tap,

double radiator, timber panelled patio, mature flower borders,

entrance door. Dwarf stone wall

bidet and WC with hidden cistern, with raised mature flower and full height ceramic tiling to all shrub borders. Rear garden, mirror, shaver point and light, rear and sides, large paved sun garden shed, rear and side gated