



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 PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 come to the market, this is a highly sought after location and the property offers spacious accommodation to put your own stamp onto. The accommodation comprises: Porch, hallway, lounge, fitted dining kitchen, three generous bedrooms and bathroom fitted with a four piece suite. Outside there are gardens 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 1/2 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:

Hallway
UPVC frosted double glazed window to side, radiator, stairs to first floor landing, door to:

Lounge
11'11" x 16'2" (3.63m x 4.93m)
UPVC double glazed window to front, fitted log effect gas fire, double radiator, coving to textured ceiling, door to:

Kitchen/Diner
9'0" x 19'2" (2.75m x 5.85m)
Fitted with a matching range of pine fronted base and eye level cupboards with drawers and cornice trims, 1 + 1/2 bowl stainless steel sink unit with 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, housing floor mounted gas boiler serving heating system and 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
11'11" x 11'10" (3.63m x 3.61m)
UPVC double glazed window to front with views of open countryside, radiator, coving to ceiling.

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 front, radiator.

Shower Room
Fitted with four piece coloured suite comprising tiled double shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap,

bidet and WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, wall mounted mirror, shaver point and light, double radiator, timber panelled ceiling.

Outside
Front garden with gated access leading to a flagstone paved pathway with steps to the front entrance door. Dwarf stone wall

with raised mature flower and shrub borders. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, mature flower borders, garden shed, rear and side gated access.