



Hillside Chorley Old Road, Horwich, Bolton, Lancashire, BL6 6PS

**REDMAN
CASEY** ESTATE
AGENTS

**Hillside Chorley Old Road
Horwich
Bolton
Lancashire
BL6 6PS**

**** Open Event Wednesday 11th September 2024 4-6pm No Appointment Necessary****

We are delighted to offer for sale this stunning executive detached property, situated in this highly desirable area of Old Vicarage and bordering in the West Pennine moorland this superb new build development offers excellent and flexible accommodation to match modern family living. Set just off Chorley Old Road this deceptively split level property comprises :- Lower Ground Floor, large family kitchen living room with double bi-fold doors and garden aspects, office room, utility room and entertainment / cinema room or dining room, wc. and bedroom 5 To the ground floor there are 3 bedrooms one with en suite shower room, a sitting room / snug, stunning family bathroom and integral garage. To the first floor is a master suite with spacious bedroom area, open plan dressing area and large en suite bathroom fitted with a luxury 4 piece suite. Outside there is extensive parking areas to the front for 4 cars and with access to the integral garage. To the rear there is a private garden with large tiled patio. Ideally located to offer prospective purchasers easy access to local countryside with Rivington moorland only a stones throw away, local amenities and restaurants within walking distance and access to m61 and Horwich parkway rail station within 2.5 miles. Viewing is essential to appreciate the size and turnkey nature of the property. The property comprises over 3200 sqft of living accommodation plus garage and storage which must be viewed to appreciate the scale and condition on offer Please note we have artificially staged some of the photos using AI software





Ground Floor

Vestibule

Luxury click vinyl flooring, Composite double glazed entrance door with matching side panels, door to:

Entrance Hall

Aluminium frosted double glazed window to side, Vertical radiator, Luxury vinyl click flooring, ceiling with spotlights, oak and glass staircase to lower level, oak and glass staircase to first floor landing, door to:

Bedroom 2

13'3" x 13'10" (4.04m x 4.22m)

Aluminium double glazed window to front, double radiator, door to:

En-suite

Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, tiled double shower enclosure and low-level WC, heated towel rail, extractor fan, wall mounted mirror with back light, vinyl flooring.

Bedroom 3

13'3" x 13'11" (4.04m x 4.24m)

Aluminium double glazed window to front, double radiator.

Bedroom 4

13'9" x 13'8" (4.19m x 4.17m)

Double radiator, aluminium double glazed bi-fold doors with glass Juliet balcony, door to:

Sitting Room / Snug

11'8" x 19'0" (3.55m x 5.79m)

Double radiator, aluminium bi-fold door with glass Juliet balcony, door to integral garage.

Family Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, wall mounted wash hand basin in vanity unit with drawer under and mixer tap, tiled double shower enclosure with rainfall shower and hand shower over, WC with hidden cistern, half height ceramic to three walls, two heated towel rails and extractor fan, ceramic tiled flooring.

Lower Ground Floor

Hallway

Aluminium frosted double glazed window to side, Luxury vinyl click flooring, door to:

Cloakroom

Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, extractor fan, Luxury vinyl click flooring.



Living/Kitchen/Diner

20'3" x 33'1" (6.17m x 10.08m)

Fitted with a matching range of modern white blue base and eye level units with underlighting, drawers and white quartz worktops and splashbacks, matching island unit with cupboard storage under, 1+1/2 bowl composite sink unit undercounter with swan neck mixer tap, integrated fridge, freezer and dishwasher, built-in eye level twin electric fan assisted ovens, four ring induction hob with downflow extractor, Luxury vinyl click flooring with under floor heating, ceiling with recessed multicoloured mood spotlights, bi-fold door, aluminium double glazed bi-fold door to garden, double door to Cinema Room / Dining Room, door to:

Utility

7'9" x 8'3" (2.36m x 2.51m)

Light grey base units with contrasting round edged worktops, composite sink unit with stainless steel swan neck mixer tap, plumbing for washing machine, space for tumble dryer, Luxury vinyl click flooring with under floor heating.

Office

11'6" x 8'3" (3.50m x 2.51m)

Luxury vinyl click flooring with under floor heating, ceiling with recessed spotlights, aluminium double glazed french doors to garden, door to:

Cinema Room / Dining Room

11'9" x 18'9" (3.58m x 5.72m)

Skylight, Luxury vinyl click flooring with under floor heating, ceiling with recessed mood multicoloured spotlights, door to:

Bedroom 5

7'7" x 13'7" (2.31m x 4.13m)

Skylight, Luxury vinyl click flooring with under floor heating, ceiling with recessed spotlights.

First Floor

Landing

Aluminium frosted double glazed window to side, double radiator, Luxury vinyl click flooring, sloping ceiling, door to:

Bedroom 1

20'3" x 15'6" (6.16m x 4.72m)

Two aluminium double glazed windows to rear, two

double radiators, ceiling with recessed spotlights, open plan, door to:

Dressing Area

10'8" x 10'4" (3.24m x 3.16m)

Aluminium double glazed window to rear, ceiling with recessed spotlights.

En-suite Bathroom

16'10" x 6'7" (5.13m x 2.01m)

Fitted with four piece modern white suite comprising freestanding bath with hand shower attachment over and mixer tap, wall mounted wash hand basin with under, drawers and mixer tap, tiled double shower enclosure with rainfall shower and hand shower over, glass screen and low-level WC. Half height tiling to all walls, heated towel radiator, wall mounted mirror with lighting, aluminium frosted double glazed window to rear, ceramic tiled flooring.

Store Room

Large eaves storage space with lighting

Outside

Front garden, tarmac driveway to the front and side leading to garage and with car parking space for four cars with raised flower and shrub borders,





dwarf stone wall and timber fencing to front and sides with raised flower and shrub border. Rear enclosed by timber fencing to rear and sides, large tiled patio, rear gated access with lawned area and mature tree borders.

Garage

20'5" x 8'7" (6.22m x 2.61m)

Aluminium double glazed window to rear, remote-controlled electric up and over door.

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i>			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
<i>Not energy efficient - higher running costs</i>			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

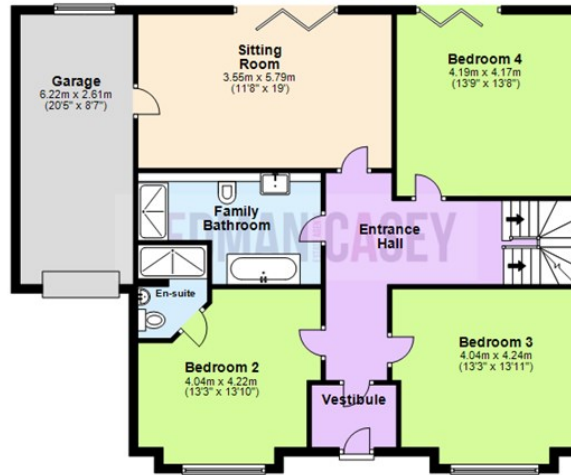
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England & Wales EU Directive 2002/91/EC

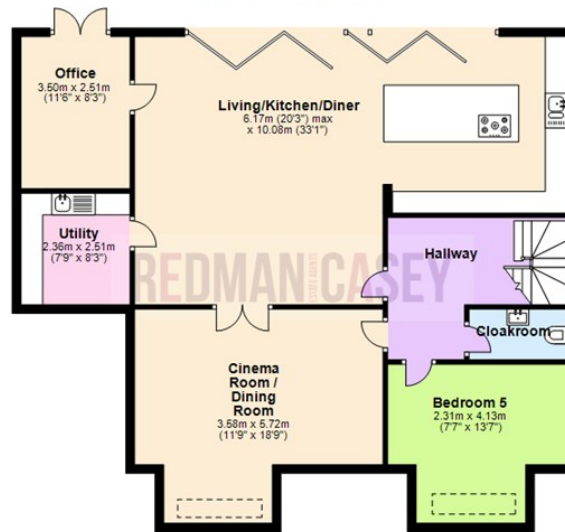
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



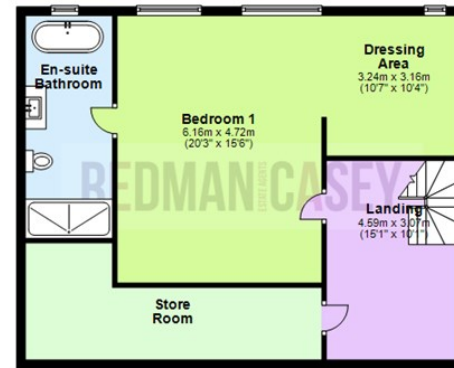
Ground Floor
Approx. 102.4 sq. metres (1102.7 sq. feet)



Basement
Approx. 121.3 sq. metres (1305.3 sq. feet)



First Floor
Approx. 79.5 sq. metres (856.1 sq. feet)



Total area: approx. 303.2 sq. metres (3264.1 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 let 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.

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