

# REDMAN CASEY ESTATE AGENTS

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



**£3,000 Per Calendar Month**



## 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 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.

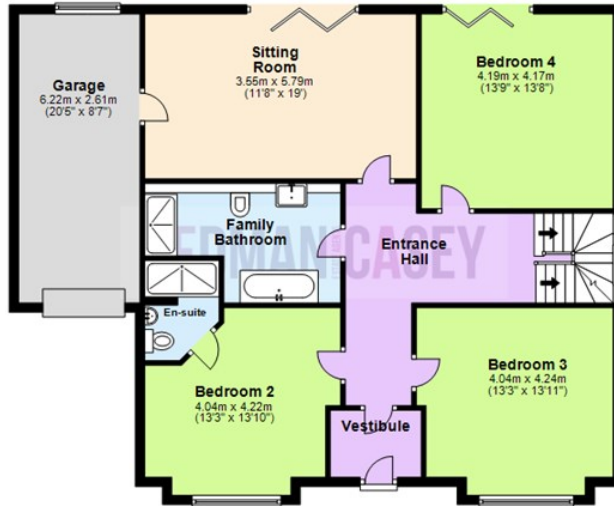
Rear enclosed by timber fencing to rear and sides, large tiled patio, rear gated access with lawned area and mature tree borders.

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

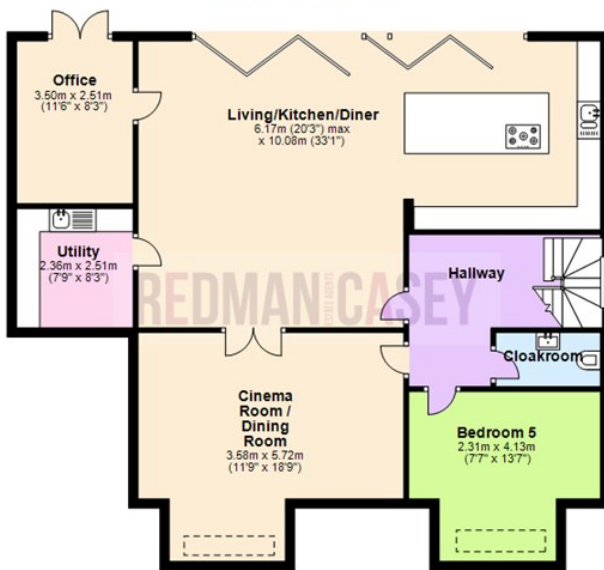
Aluminium double glazed window to rear, remote-controlled electric up and over door.



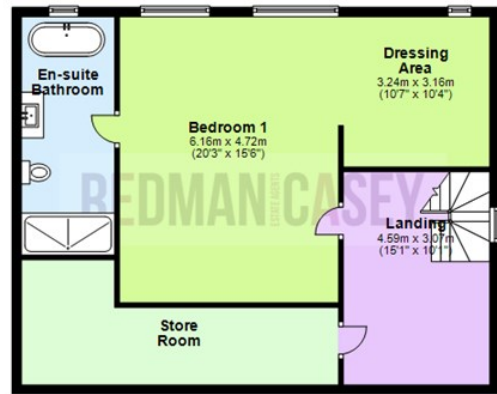
**Ground Floor**  
Approx. 102.4 sq. metres (1102.7 sq. feet)



**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 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 guarantees 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>		
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(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	

