

51 Brooklands, Horwich, Bolton, BL6 5RW



## Offers In The Region Of £360,000

Superbly presented and improved 4 bedroom detached property, situated on this highly sought after residential estate, which offers excellent access to local amenities, schools, leisure centre and new doctors surgery along with Horwich town centre shopping and Rivington countryside. The property has been updated by the current owners to provide a fantastic family home with spacious reception rooms, well equipped fitted kitchen, conservatory, modern bathroom and en suite shower room and 4 bedrooms 3 of which benefit from built in wardrobes. Gardens to front, side and rear along with off road parking for 2 cars and a detached single garage. Viewing is essential to appreciate all that is on offer.

- 4 Bed Modernised Detached
- Large fitted Kitchen Open to Dining Area
- Modern Bathroom and EnSuite
- EPC Rating C
- Spacious Lounge
- Conservatory
- Fitted Wardrobes
- Council Tax Band E





Ideally located for many of Horwich' amenities which include the leisure centre and new doctors surgery complex, access to the town centre with a wide variety of shops, close to local schools for both primary and secondary education, and ideal for access to Rivington countryside. The accommodation comprises:- Entrance hall. cloakroom w.c. Lounge, large open plan kitchen with built in and integrated appliances leading into a dining area with spacious conservatory off. To the first floor there is a master bedroom with fitted wardrobes and modern en suite shower room, tow further double bedrooms both of which have fitted wardrobes and a single bedroom, modern bathroom fitted with a three piece white suite. Outside there is an open plan front garden with gated access to a private side and rear garden with paved patio and pathways leading to a rear gated access to double driveway and detached single garage. the property has bee improved to a high standard by the current owner and by internal inspection can this be truly appreciated.

#### **Entrance Hall**

Double radiator, laminate flooring, coving to textured ceiling, carpeted stairs to first floor landing, uPVC glazed entrance door with matching side panels, door to:

#### **WC**

UPVC frosted double glazed leaded window to front, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height tiling to all walls, heated towel rail, tiled flooring.

#### **Lounge 15'0" x 10'9" (4.57m x 3.28m)**

UPVC double glazed leaded bay window to front, feature wall mounted living flame effect electric fire, Feature anthracite radiator, Feature vertical anthracite radiator, two wall lights, coving to textured ceiling.

#### **Kitchen 17'2" x 12'0" (5.23m x 3.65m)**

Fitted with a matching range of dark beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, larder cupboard, 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated washing machine, space for American style fridge/freezer, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed leaded window to rear, built-in under-stairs storage cupboard, double radiator, tiled flooring, ceiling with recessed spotlights, open plan to:

#### **Dining Area 7'9" x 10'9" (2.37m x 3.28m)**

Double radiator, tiled flooring, ceiling with recessed spotlights, uPVC double glazed door with matching side panels yard to:

#### **Conservatory 12'0" x 8'4" (3.66m x 2.55m)**

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, five windows to side, radiator, vinyl flooring, uPVC double glazed french doors to garden.



## Landing

Built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, access to loft, door to:

## Bedroom 1 11'11" x 10'10" (3.63m x 3.30m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, further built-in single wardrobe(s), fitted matching dressing table and bedside cabinets, corner display shelves, radiator, vinyl flooring, textured ceiling with recessed spotlights, door to:



## En-suite Shower Room

Fitted with three piece modern white suite comprising shower enclosure with wet wall system, inset wall mounted wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, wall mounted mirror with lighting, uPVC frosted double glazed leaded window to front, tiled flooring, Upvc panelled ceiling with recessed spotlights.



## Bedroom 2 10'11" x 8'10" (3.33m x 2.68m)

UPVC double glazed leaded window to rear, radiator, built in wardrobes and dressing table, laminate flooring, textured ceiling with recessed spotlights.

## Bedroom 3 10'11" x 7'4" (3.33m x 2.24m)

UPVC double glazed leaded window to rear, built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching bedside cabinet, Storage cupboard, radiator, laminate flooring, door to:

## Bedroom 4 11'11" x 5'10" (3.63m x 1.77m)

UPVC double glazed leaded window to front, radiator, laminate flooring.



## Bathroom

Fitted with three piece modern white suite comprising L shaped deep panelled bath with shower over and glass screen, inset wall mounted wash hand basin in vanity unit with drawers and mixer tap and low-level WC, heated towel rail, extractor fan, wall mounted mirror with lighting, built in storage cupboard, full height tiling to all walls. uPVC frosted double glazed leaded window to rear, tiled flooring, Upvc panelled ceiling with recessed spotlights.

## Outside

Front, open plan front garden with lawned area and shrub borders, paved pathway leading to side gate and front door.

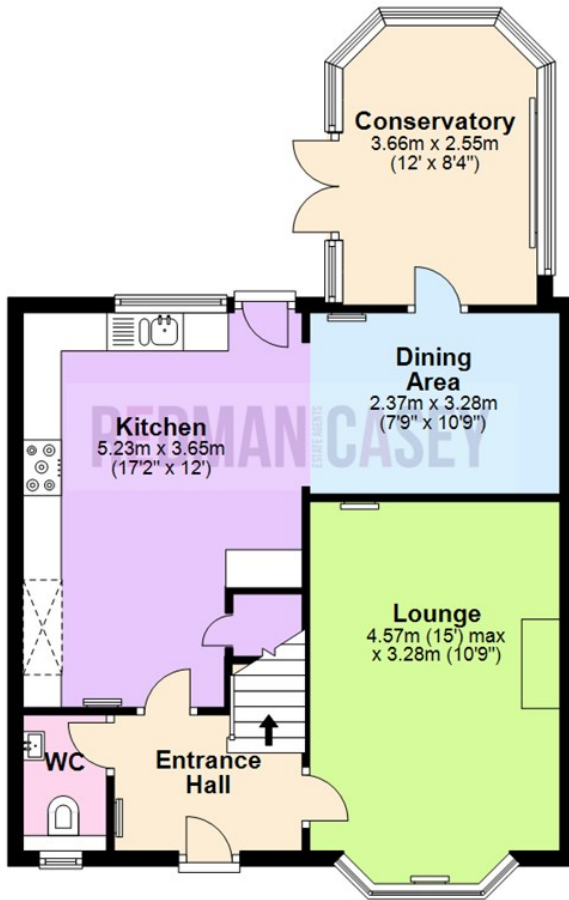
Side and rear gardens, paved patio area with paved walkways, lawned area with flower and shrub borders. rear gateway leading to a detached brick built garage and parking space for 2 cars.





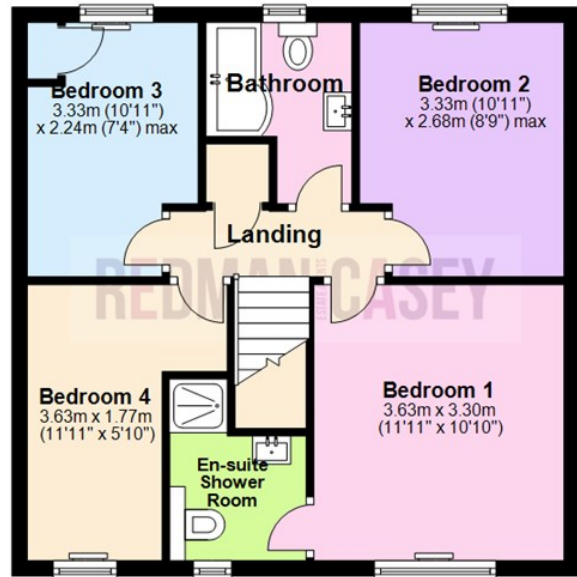
## Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



## First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Total area: approx. 108.8 sq. metres (1170.7 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>		
(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		
	74	84
<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	

