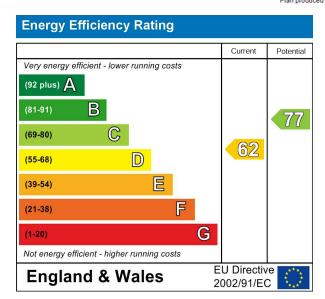
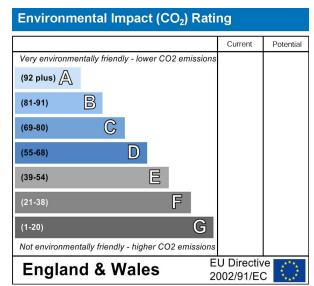


Total area: approx. 126.6 sq. metres (1362.7 sq. feet)

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.









Hillside New Chapel Lane, Horwich, Bolton, Lancashire, BL6 6QX

Simply stunning is the only way to describe this detached true bungalow. The current owners have completed a total renovation and remodelling of this spacious property to provide fantastic living accommodation of over 1360sqft. The finish and attention to detail is first rate with no stone left unturned. The property offers a modern twist on what is normally a standard form of accommodation with spacious open plan living kitchen diner, formal lounge, utility, three bedrooms, bathroom and shower room along with landscaped gardens to three sides. Viewing is highly recommended to appreciate all that is on offer.

Offers In The Region Of £485,000













Situated in this highly sought after location Living/Kitchen/Dining Room rarely do properties of this calibre come to 31'2" x 16'10" (9.51m x 5.12m) the market and this is one that certainly will Fitted with a matching range of modern flooring. not disappoint. Having gone through a total marble effect fronted base and eye level and comprehensive overhaul the owners units with contrasting white sparkle quartz have made what normally is a standard type worktop space over and matching up stands, of property into a luxury high spec home that breakfast bar with built in cupboards and would suit all ages and tastes. The property seating area, 1+1/2 bowl under counter offers fantastic accommodation of over stainless steel sink unit with single drainer 1360sqft and comprises: Entrance hall, open and mixer tap, integrated fridge and plan living dining kitchen fitted with modern dishwasher, eye level electric fan assisted units with breakfast bar and integrated oven, four ring hob with extractor hood over, appliances, utility room, shower room and built-in microwave, uPVC double glazed bedroom 3, formal lounge with bay window window to front, uPVC double glazed looking across open fields. two further window to rear, two column radiators, double bedrooms (one currently used as a dressing radiator, Karndean flooring, vaulted ceiling Lounge room and bathroom fitted with a four piece with Velux skylights, double glazed door to 16'9" x 13'3" (5.11m x 4.03m) suite. Outside there is a front garden with garden, door to: extensive block paved driveway offering parking for 2-3 cars leading to a storage room. To the side and rear is a landscaped gardens with multiple patios lawned areas Bedroom 3 and well stock flower and shrub beds. Only 10'7" x 9'9" (3.23m x 2.97m) by viewing can the standard of the fit and Double glazed window to rear, radiator. finish be truly appreciated.

Radiator, laminate flooring, double glazed entrance door with matching side panel, door to:

Radiator, door to:

Shower Room

Fitted with three piece modern white comprising tiled double shower enclosure with rainfall and hand shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap, lowlevel WC and ceramic tiling to three walls, heated towel rail, extractor fan, heated and lit

wall mounted mirror, two uPVC frosted double glazed windows to side, laminate

8'2" x 8'2" (2.49m x 2.48m)

Fitted with a matching range of modern white base and eye level units with complementary worktop space round edged worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side, radiator, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Two uPVC double glazed windows to side, uPVC double glazed bay window to front with views of open countryside, living flame effect gas fire set in marble surround, two double radiators, two wall light points.

Hall

Door to:

Bedroom 2

11'10" x 8'4" (3.60m x 2.53m)

Two uPVC double glazed windows to side, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers,











Bathroom

Fitted with four piece modern white suite comprising freestanding oval shaped bath with freestanding shower and mixer tap, inset wash hand basin in vanity unit with drawers under and mixer tap, double shower enclosure with rainfall and hand shower over smoked glass doors and end panel with wet wall panelling, low-level WC, full height tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to rear, heated tiled flooring.

Bedroom 1

19'0" x 11'9" (5.78m x 3.58m)

Three uPVC double glazed windows to side, column radiator, two wall lights, uPVC double with power connected, lawned area with glazed french doors to garden,

Front garden, enclosed by dwarf brick wall Store Room area and mature flower and shrub borders, with up and over door extensive double width block paved driveway to the front with car parking space for two three cars.

Landscaped side and rear garden, enclosed by mature hedge to rear and sides, large

paved sun patio verandah, outside cold water tap power socket, outside security and courtesy lighting, timber summerhouse mature flower and shrub borders, side gated access, paved pathways.

and hedge to front and sides with lawned Storage room built in front of original garage