

47 Rotherhead Close, Horwich, Bolton, BL6 5UG



## Offers In The Region Of £350,000

Superb 4 bedroom detached home situated on this ever popular residential development. Ideally located for access to Horwich Town centre, local amenities, sought after schools and transport links for rail and road to Manchester, Preston etc. The property has been improved by the current owners and benefits from modern fitted kitchen en suite to master, fitted wardrobes to master and bedroom two, Bedroom 4 is fully fitted out as an office with units by Neville Johnson. Spacious lounge, separate dining room, utility and cloakroom wc. Double driveway with single garage and generous rear garden with large patio bridge over the stream to a lawned area. Sold with no chain and vacant possession will be available.

- Superb 4 Bedroom Detached
- Fantastic Fitted Kitchen and Utility
- Gardens and Parking
- EPC Rating TBC
- Spacious Lounge and Dining Room
- Master Bedroom with En Suite Shower Room
- No Chain
- Council Tax Band E





Situated on this ever popular estate this well presented and improved detached property offers excellent accommodation for a growing family. The property comprises: Entrance hall, cloakroom wc. Lounge, dining room, modern fitted kitchen with integrated and built in appliances, utility room. To the first floor there are 4 generous bedrooms the master with en suite shower room and fitted wardrobes, bed 2 with fitted wardrobes and bedroom 4 is fitted out as an office with units by Neville Johnson. Family bathroom with modern three piece white suite. To the front there are open plan gardens with double driveway and single garage, to the rear is a large two section garden with large paved sun patio, bridge over the stream leads to a lawned garden with further seating area. Ideally located for access to local amenities, Horwich Town centre, schools and transport links for road and rail to Manchester Preston and beyond. The property is to be sold with no chain and vacant possession will be available.



### Entrance Hall

Radiator, karndean flooring, carpeted stairs to first floor landing, Composite entrance door with two glazed side panels, door to:

### WC

Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, ceramic tiled flooring.



### Lounge 17'4" x 11'3" (5.28m x 3.44m)

UPVC double glazed box window to front, two double radiators, karndean flooring, coving to textured ceiling, double door to:



### Dining Room 9'11" x 11'3" (3.03m x 3.44m)

Radiator, karndean flooring, coving to textured ceiling, double glazed bi-fold door to garden, door to:

### Kitchen 9'11" x 14'1" (3.03m x 4.30m)

Fitted with a matching range of modern dark blue base and eye level units with underlighting, drawers and contrasting worktops and acrylic upstands, pull out larder shelving, matching breakfast bar, composite Belfast sink unit with swan neck mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted twin ovens, 5 ring induction hob with extractor hood over, built in microwave. two uPVC double glazed windows to rear, radiator, vinyl tiled flooring, archway utility room to:



### Utility 5'1" x 5'10" (1.56m x 1.77m)

Fitted with a matching range of dark blue base and eye level units with contrasting worktops, stainless steel sink unit with mixer tap, acrylic upstands, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrates washer / dryer, vinyl tiled flooring, double glazed side door to garden, door to:





## Landing

Built-in storage cupboard, door to:

## Bedroom 1 12'7" x 13'10" (3.84m x 4.22m)

Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising 3 double wardrobe(s) with hanging rails and shelving, matching dressing table and bedside cabinets, built-in over-stairs storage cupboard, radiator, door to:

## En-suite

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and tiled double shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, shaver point, uPVC frosted double glazed window to front, heated towel rail, radiator, ceramic tiled flooring, ceiling with recessed spotlights.

## Bedroom 2 12'4" x 9'8" (3.76m x 2.95m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, matching dressing table and bedside cabinets, radiator.

## Bedroom 3 9'1" x 7'7" (2.76m x 2.31m)

UPVC double glazed window to rear, radiator.

## Bedroom 4 9'1" x 8'2" (2.76m x 2.48m)

UPVC double glazed window to rear, radiator. Fully fitted as an office Units by Neville Johnson.

## Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed leaded window to side, ceramic tiled flooring, ceiling with recessed spotlights.

## Outside

Open plan front garden, double width tarmac driveway to the front leading to garage with slate chipping area and shrub beds.

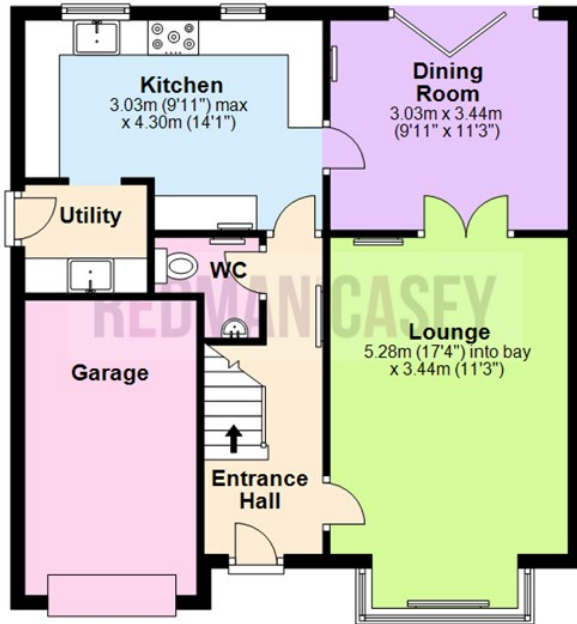
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, mature flower and shrub borders, footbridge over stream leading to a further garden area with lawned area, gravelled pathway and well stocked flower and shrub beds.

## Garage

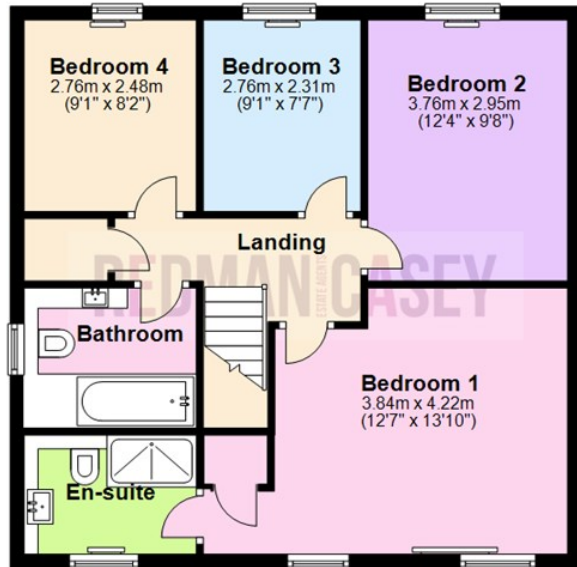
Brick built single garage with power and light connected, up and over door.



**Ground Floor**  
Approx. 51.4 sq. metres (553.5 sq. feet)



**First Floor**  
Approx. 60.7 sq. metres (653.2 sq. feet)



**Total area: approx. 112.1 sq. metres (1206.6 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |           |

