



BOND CLOSE, HORWICH OFFERS IN THE REGION OF £435,000

This is a complete one of a kind! There is a luxuriously appointed and extended four bedroom family home with a detached two storey annexe building/double garage, both of which are set in a plot of around 0.11 of an acre, providing family friendly gardens and an abundance of private off road car parking. The total floor area for both of the buildings is a very significant approx 2,477 ft.². The family home is just a short walk away from St Mary's RC & Horwich Parish CE Primary schools, while local shops, sporting facilities, Middlebrook Retail and Leisure Park, The M61 motorway and Horwich Parkway train station are within easy reach, as is beautiful countryside included Rivington Pike, which is ideal to visit on foot or bicycle. The main family home offers luxurious living accommodation throughout and has been extended three times to provide accommodation that extends to around 1,460 sqft, briefly comprising; entrance porch, hallway, bay window lounge, bay window sitting/playroom, a wonderful open plan kitchen/diner/family room complete with bi-fold doors, marble work surfaces and integrated appliances, utility room and a ground floor WC. To the first floor there is a landing, master fully fitted bedroom suite with Juliette style balcony, separate dressing room and en-suite shower room, three additional fitted bedrooms and a stylish white family bathroom suite. The detached two storey annexe building extends to around 1017 ft.², briefly comprises: sizable ground floor garage area with vehicle access electric roller shutter door to the front, this is currently used as a home gymnasium. Fitted kitchen/diner, washroom/WC and entrance hallway to the side with steps that lead up to the first floor, where there is a substantial open plan room which is flooded with natural light from the triangular shaped windows to the front and the sky windows. Absolutely perfect for private working from home space/cinema room / man cave. This floor is completed with an additional room to the rear, make an ideal office or store room. The garden areas have been professionally landscaped with fantastic patio space and astroturf lawns, that are ready for children to play. In addition to the garage parking there is a substantial private driveway offering abundance of off-road car parking, complete with an electric vehicle charging point and two retractable bollards. The fixtures and fittings, joinery and overall presentation is of the highest standard throughout. There is a security alarm system to both buildings, CCTV and importantly there is a chance that the property would be sold with no further upward chain.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 4" x 4' 1" (1.63m x 1.24m)

Double glazed windows to the front and the side, tiled flooring with door leading into the entrance hallway.

Hallway:

Under stairs storage, stairs to the first floor, tiled flooring.

Lounge: 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed bow window to the front, radiator, living flame gas fire with a limestone and travatine surround.



Sitting Room: 11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed bow window to the front, radiator.

Kitchen/Dining Room: 29' 1" x 13' 1" (8.86m x 4.00m)

Stunning kitchen with a range of fitted wall and base units with complementary granite worktops, one a half stainless steel sink with mixer tap and drainer, centre island unit. The kitchen incorporates a five ring gas hob, extractor fan, integrated oven and microwave, fridge freezer and dishwasher. The dining area is adjacent to the kitchen both with having tiled flooring which carries on into the family room.



Family Room: 11' 9" x 8' 7" (3.58m x 2.62m)

Tiled flooring, skylights which let plenty of natural light and bi-fold doors which lead out onto the patio area.



Plot size:

The overall approximate plot size extends to around 0.11 of an acre, this is inclusive of the detached two story annexe building.

Council Tax:

Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Disclaimer:

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Utility: 5' 7" x 5' 4" (1.71m x 1.62m)

Double glazed window to the side and a door to the side, fitted wall and base units with a sink, mixer tap and drainer, space for a dryer.

Cloakroom/wc: 5' 4" x 2' 7" (1.62m x 0.78m)

Extractor fan, double glazed window to the rear, WC and wash hand basin, downlights, tiled flooring with splashback to the walls.

Landing:

Loft access.

Bedroom 1: 17' 6" x 11' 2" (5.34m x 3.41m)

Double glazed window to the front, double glazed French doors to a Juliette balcony to the side, radiator, fitted wardrobes.



Dressing Room: 7' 8" x 5' 9" (2.33m x 1.75m)

Double glazed window to the rear, fitted wardrobes with dressing table and shoe rack.



En-suite: 5' 5" x 5' 0" (1.64m x 1.53m)

Extractor fan, double glazed window to the rear, vertical ladder radiator, three piece suite incorporating a WC, wash hand basin and walk in shower cubicle, ceramic tiled floor and walls.

Bedroom 2: 12' 9" x 10' 2" (3.88m x 3.09m)

Double bedroom with double glazed window to the front, fitted wardrobes and a radiator



Bedroom 3: 10' 2" x 10' 2" (3.11m x 3.10m)

Radiator, fitted wardrobes, double glazed window to the rear with far reaching views.



Bedroom 4: 9' 6" x 6' 5" (2.90m x 1.96m)

Radiator, fitted wardrobes, double glazed window to the front.



Family Bathroom: 6' 4" x 5' 5" (1.92m x 1.66m)

Spotlights, extractor fan, double glazed window to the rear, three piece suite incorporating a P-shaped bath with mixer tap and shower, wc, vanity unit with wash hand basin, vertical ladder radiator, tiled floor and walls.



Detached two storey annexe building / double garage:

Two storey annexe building extends to around 1,017 sqft of accommodation over two levels, ideal for variety of uses. There is a large electric roller shutter vehicle access door to the front which leads to the ground floor parking area, this is currently used as a home gymnasium. The accommodation briefly comprises: entrance hallway, double garage, kitchen/diner, washroom/WC. To the first floor: large open plan versatile space ideal for working from home entertaining and additional office/storage room to the rear. The garage/annexe is separate to the main house and has its own rcd electric box which we understand the date recommended for the next inspection to be around 2027.

Ground floor of annexe:

Garage area: 25' 4" x 16' 9" (7.73m x 5.11m)

The vast majority of the ground floor is used as garaging with a secure electric roller shutter vehicle door to the front, and we are advised that the flooring tiles are to showroom standard to comfortably accommodate vehicles, UPVC window, electric wall mounted heater. Inset LED lighting. At present this space is primarily used as a home gymnasium. there is built-in under stairs storage space off and the door leads to the kitchen/diner.



Kitchen/diner: 5' 8" x 16' 2" (1.72m x 4.92m)

Equipped with a range of matching: drawers, base and wall cabinets and an integrated washer/dryer, stainless steel single bowl sink and drainer with mixer tap over, UPVC window complete with fitted blinds, inset ceiling spot lighting, wall mounted electric heater, quality ceramic tiled floor.

Washroom/WC: 3' 2" x 7' 3" (0.97m x 2.22m)

A modern white two piece suite comprising: dual flush WC and wash hand basin with built storage space, UPVC window with fitted blinds, extractor, quality ceramic floor tiling, inset ceiling spot lighting.

First floor of the annexe:

Home office / lounge room: 22' 5" x 16' 7" (6.83m x 5.05m)

This is a wonderful open plan space flooded with natural light from the two feature triangular windows to the front, fitted with blinds and four large double glazed sky windows. This is a perfect space for working from home as there is fitted office furniture providing drawers and storage cabinets and fully equipped with two desks / working spaces. It really is a versatile space and would suit any number of uses, perhaps including; a cinema room, children's den, entertaining, man cave. There is thick luxurious carpeting, fitted electric heater and inset ceiling spot lighting.

Rear office room: 9' 3" x 14' 11" (2.82m x 4.54m)

This room opens directly from the main room and presented to equally high standards with thick carpeting, neutral decorations, a large double glazed sky window and may make a superb separate office / storage room.



Parking:

In addition to the secure parking in the garage area, there is a large driveway which can accommodate private parking for several cars. There is an electric charging point and built into the ground are two retractable bollards.

Gardens:

The rear garden has been professionally landscaped and has been designed to create safe enclosed space for children to play and entertaining alike. The garden area can be accessed directly from the bi-fold doors off the open plan kitchen/dining/family room, where you would step onto a beautiful patio area and the Astroturf lawn. The whole garden is designed with easy maintenance. The garden is South facing with all sun all day. Front garden is finished in slate behind a brick wall.

**Approximate date of extension/building works:**

Regarding the main house first, we understand that the original side extension was around 2006, the front porch extension was circa 2021, and the rear extension was around 2022. The detached two storey annexe building / garage dates from around 2018.

Water meter:

We are advised that there is no water meter at the property..

Tenure:

There is a freehold title, GM566476 for the property. The registration document for freehold title GM566476, mentions on the charges register and associated lease registered under title number GM150803 which is dated the 6th of April 1971 for 999 years, at an annual cost of £15.