

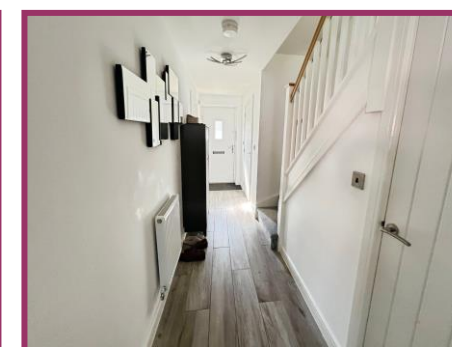
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RAILWAY ROAD, HORWICH, BL6 5WL



- Executive corner plot three bed detached
- High end fixtures and fittings throughout
- Hall/cloaks Wc/lounge/dining kitchen
- Landing/3 beds/ensuite to master
- Very well appointed three piece bathroom
- Beautiful gardens/drive/detached double garage
- Fabulous location/amenities/schools
- Warmed by gas C.H/uPVC double glazed



£370,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer to the market this much improved three bedroom executive detached property on Railway Road in Horwich. Ideally positioned for Middlebrook retail and leisure park, fantastic transport links, popular bars and restaurants with highly regarded local nurseries and schools all in the local catchment area. There is much to be admired about this fabulous corner plot property and briefly comprising: Composite entrance door, bay fronted lounge, cloaks WC, beautiful dining kitchen, landing, three bedrooms with an ensuite to the master and a very well appointed family bathroom suite. To the outside is a purpose built office which is accessed via double doors from the rear which has a lovely enclosed garden and to the front is driveway parking for numerous cars giving access to a detached garage complete with power and the lighting and an EV charging point. The property also benefits from outdoor lighting to front and rear and a CCTV system is also included. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hall: 16' 11" x 3' 6" (5.15m x 1.07m) Wall mounted radiator, under stairs storage cupboard, turning staircase to the landing.

Cloaks w.c: 5' 5" x 3' 2" (1.65m x 0.96m) Two piece suite comprising WC, wash basin on a vanity unit, frosted uPVC double glazed window, wall mounted radiator.

Lounge: 18' 3" x 11' 0" (5.56m x 3.35m) uPVC double glazed bay window, wall mounted radiator.

Dining kitchen: 10' 11" x 18' 0" (3.32m x 5.48m) Very well pointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, hob with extractor above, contrasting worktops, integrated appliances, wall mounted gas combination boiler, uPVC double glazed window, uPVC doors giving access to the garden.

Landing: uPVC double glazed window, loft access point.

Bedroom 1: 12' 0" x 9' 2" (3.65m x 2.79m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

En suite: 3' 4" x 8' 9" (1.02m x 2.66m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 2: 11' 7" x 9' 2" (3.53m x 2.79m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 11' 5" x 8' 8" (3.48m x 2.64m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 8' 1" x 6' 8" (2.46m x 2.03m) Three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, wall tiling to the majority, built in airing cupboard, frosted uPVC double glazed window, wall mounted heated towel rail.

Purpose built office: 19' 5" x 6' 4" (5.91m x 1.93m) Accessed by the rear garden by double uPVC doors, uPVC double glazed window, wall mounted electric heater, ceiling spotlights.

Garden: There is a lovely enclosed garden and to the front is driveway parking for numerous cars giving access to a detached garage complete with power and the lighting and an EV charging point.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 94m².

Tenure: Cardwells Estate Agents Bolton research shows the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2259.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

