



9 Berwyn Close

Horwich, Bolton, BL6 7BW

Offers In The Region Of £450,000



Sapphire Homes are delighted to offer For Sale this generous four bedroom and three reception room detached family home which is located in close proximity to Rivington Pike in the heart of rural Lancashire and offers huge potential for a family to improve / modernise and offers close proximity to outstanding local schools, amenities and transport links for those requiring access to commuter links. In brief the accommodation comprises of a welcoming entrance / hallway, W.C., spacious lounge, dining room / reception 2, reception 3 or home office and to the rear elevation is a fitted kitchen / diner with access to a separate utility room with access to the double garage and side elevation. To the first floor the landing provides access to 4 well appointed bedrooms, with the master boasting an ensuite with three piece shower suite and there is a family bathroom with wet room configuration. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a tasteful decor. Externally to the front elevation there is a driveway providing off road parking which leads to a double garage and there is an established lawn, well stocked borders and access to the side elevation. To the side & rear elevations there is a patio area which are perfect for entertaining family and guests as well as perimeter fencing, established lawn area & well stocked borders surrounding. Additionally, there is potential to convert the double garage although it is fair to say this space does create useful and important storage. The property is perfect for a family and early internal viewing is a must to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- W.C.
- Lounge
- Dining Room / Reception 2
- Office / Reception 3
- Kitchen / Diner
- Utility Room

FIRST FLOOR

- Landing
 - Bedroom 1
 - Ensuite
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4
 - Bathroom
- EXTERNAL
- Rear Garden
 - Side Garden
 - Double Garage

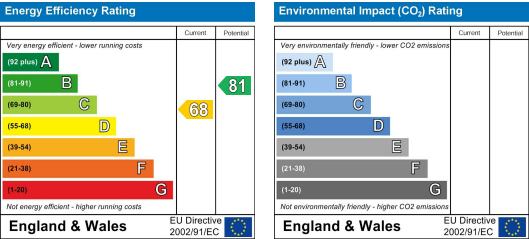
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

