



## 18 Berwyn Close

Horwich, Bolton, BL6 7BW

**Offers Over £495,000**



Sapphire Homes are delighted to offer For Sale this generous and wonderfully presented 5 bedroom detached family home which is located in a quiet cul de sac setting within close proximity to Rivington Pike in the heart of rural Lancashire 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 and to the rear elevation the property is extended with a large open plan modern fitted kitchen / dining / family room with access to the rear garden. The hallway also provides access to a useful utility room which also offers access to the side elevation To the first floor the landing provides access to 5 well appointed bedrooms, with the master boasting an ensuite with three piece shower suite and there is a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a modern tasteful decor. Externally to the front elevation there is a driveway providing off road parking which leads to garage and there is an established lawn, well stocked borders and access to both the side elevations. To the 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 with a private outlook onto woodland which is accessible via a rear gate for those looking to enjoy walks up Rivington Pike. The property is perfect for a family and early internal viewing is a must to appreciate in full.



GROUND FLOOR

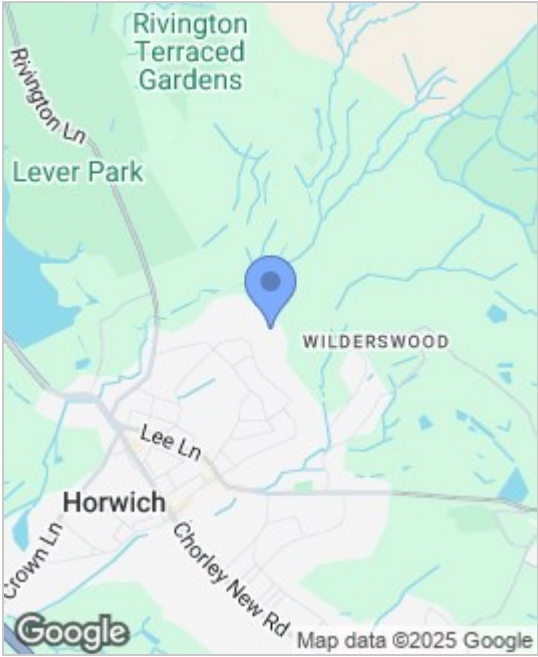
- Entrance / Hallway
- W.C.
- Lounge
- Dining Room / Reception 2
- Kitchen / Dining / Family Room

Utility Room

FIRST FLOOR

- Landing
  - Bedroom 1
  - Ensuite
  - Bedroom 2
  - Bedroom 3
  - Bedroom 4
  - Bedroom 5
  - Bathroom
- EXTERNAL
- Rear Garden

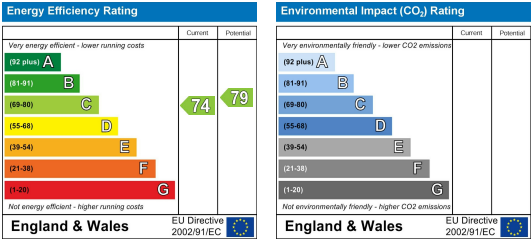
Area Map



Floor Plans



Energy Efficiency Graph



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