



REDPATH LEACH

ESTATE AGENTS



## FEATURES

- Three Bed Semi-Detached Property
- Immaculately Presented Throughout
- Beautiful Open Plan Kitchen/Diner
- En-Suite Shower Room
- Good-Sized Rear Garden with Views
- Driveway Parking Facilities
- Available with No Onward Chain

LANCASHIRE WAY,  
HORWICH

O/O £265,000





Lancashire Way, Horwich





Lancashire Way, Horwich



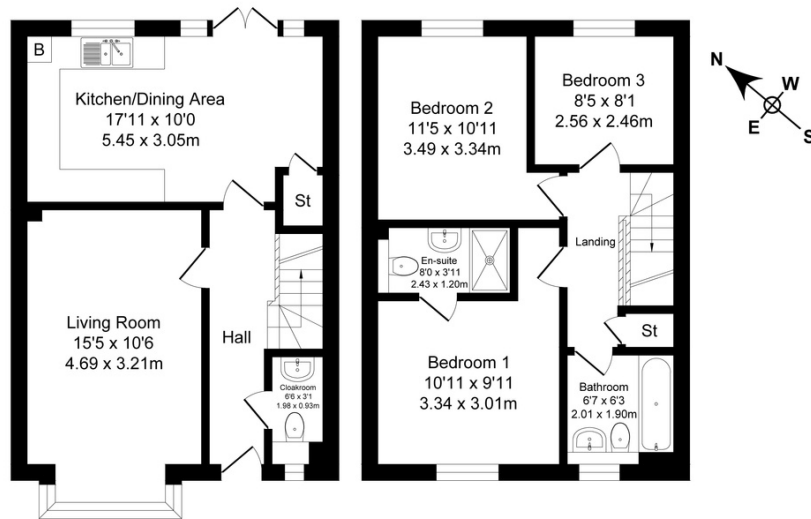


Lancashire Way, Horwich



## Total Approx. Floor Area 940 Sq.ft. (87.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 478 Sq.Ft (44.4 Sq.M.)

First Floor

Approx. Floor Area 462 Sq.Ft (43.0 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Occupying a premium position within the popular Barter Quarter development, this beautifully presented three bed semi-detached home offers all the essential components required of a contemporary home. Skilfully constructed by Bellway Homes in 2020, a quality builder of new homes renowned for their attention to detail and exceptional standards of finish, this Rosewood-style affords a delightful floorplan which lends itself perfectly to modern day living, extending to circa 940 square feet in total and arranged over two inviting levels. In our opinion, the property would make an ideal proposition for a first-time buyer looking to take their first excitable leap onto the housing ladder or perhaps those looking to start a family, with additional benefits of being available with no onward chain and on a fully furnished basis, if desired and subject to further negotiation.

The location is wonderfully convenient for swift access to the plentiful amenities available within Horwich town centre or the abundance of high-street stores, restaurants and leisure facilities within the popular Middlebrook Retail Park, whilst credentials for the family really are first-rate, with the development providing a safe environment in which to raise little ones and with well-regarded local schools close at hand. For the adults, excellent transport links are similarly provided, with the rail network accessed in just a couple of minutes at Blackrod, and the motorway network at junction six of the M61, ensuring swift access to major commercial centres such as Manchester, Bolton and Preston for those with a commute to consider.

The handsome interior of this home mirrors its internal spaces perfectly, with our clients' carefully maintaining and improving the property from its initial specification, leaving a new owner with a very easy move. One enters via the welcoming entrance hallway, a pleasing feature which facilitates direct access to all of the ground floor living areas, without needing to use the lounge as a corridor – a common frustration for many. The off-lying two-piece cloakroom WC will prove useful when guests stop by, whilst a spindled staircase provides access to the upper floor.

The comfortable 15' lounge oozes a warm and calming ambience which is perfectly conducive to relaxation, whilst there a number of attractive features to add character, including the panel effect wall and a delightful walk-in bay window – an ideal space for a cosy armchair or in which to site your beautiful Nordmann Fir at Christmas time. The fabulous 17' open plan kitchen/diner feels lovely and spacious and provides a wonderfully sociable environment for those family dinners or when one has the urge to entertain, perhaps stepping through the uPVC double glazed French doors onto the patio for an after-dinner glass of something bubbly in those warm summer evenings: fitted with a comprehensive range of high-gloss wall and base units in grey, whilst stylish contrasting laminated dark wood work surfaces and complementary wooden flooring create a very stylish look. A range of integrated appliances are also fitted, including an electric Zanussi oven, halogen hob with overhead extractor canopy, fridge/freezer and washing machine.

If one ventures up to the first floor, the landing provides access to the three bright and appealing bedrooms, all of which are of a good-size, with the principal bedroom benefiting from a stylish three-piece en-suite shower room. The remainder of the family are suitably catered for by the smart main bathroom, which is fitted with a three-piece suite in classic white, comprising of close-coupled WC, wall-mounted wash hand basin and panelled bath with overhead shower attachment.

Externally, off-road parking facilities are provided for two vehicles on the driveway, whilst the rear garden is of a great size and extremely private, which is always a bonus on any modern development. The lawn provides plenty of space for the youngest members of the family to burn off their energy, whilst there are also plenty of areas in which to relax, including two paved patios for al-fresco dining or an impromptu barbeque, as well as a large decked area on which to enjoy a spot of sunbathing. Another important point of note is the delightful rear aspect, affording beautiful views towards Rivington and Winter Hill.

We believe that this beautiful property will be very popular and we would highly recommend an early appointment to view to avoid disappointment.



REDPATH LEACH

ESTATE AGENTS

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR