



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four Bed Detached Residence
- Convenient Cul-De-Sac Setting
- Circa 1,753 Square Feet in Total
- Gorgeous Standard of Presentation
- 30' Kitchen/Diner/Family Room
- Sumptuous Re-Fitted Shower Room
- Generous Gardens & Double Garage

RIDGMONT CLOSE,
HORWICH

O/O £530,000



Ridgmont Close, Horwich





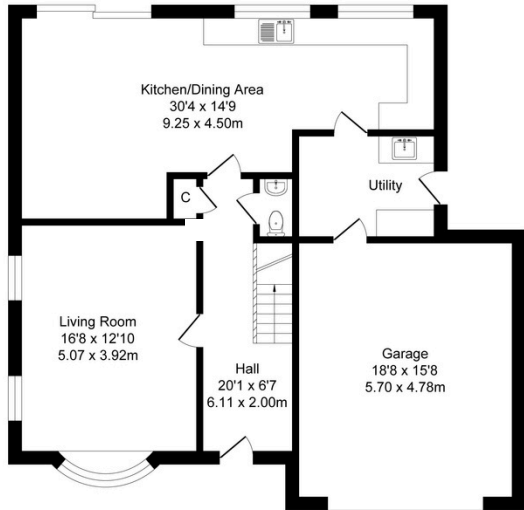
Ridgmont Close, Horwich



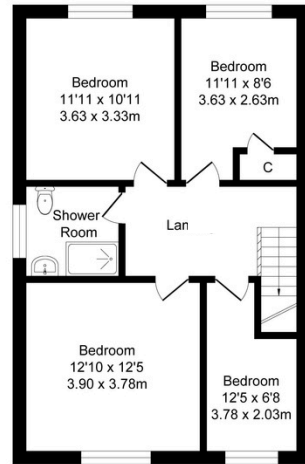
Ridgmont Close, Horwich

Total Approx. Floor Area 1753 Sq.ft. (162.7 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 1116 Sq.Ft (103.7 Sq.M.)



First Floor
Approx. Floor Area 635 Sq.Ft (59.0 Sq.M.)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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. 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.

Superlatives at my red, as this simply breath-taking executive detached residence has the credentials to rival the most illustrious hyperbole. Presented to a quite sublime standard throughout, one would be forgiven for believing that they had stumbled upon a show home, the like of which is generally reserved for admiration on Instagram, such is the fabulous sense of style and design flair that is on display. Yet there are no social media influencers here, simply our lovely clients who have poured their heart and soul into this stunning home with a comprehensive renovation of its living spaces, to include major building works as well as bountiful aesthetic enhancements.

The property is a perfect prospect for those looking for a spacious home in which to raise their little ones, secreted away within this quiet residential cul-de-sac on the top of Horwich and occupying a quite delightful plot. The mature woodland backdrop and, beyond, the serenity of the reservoir creates the feeling that one is far from the hustle and bustle of daily life, yet the reality is that this home is conveniently situated just off Chorley Old Road, a few moments' drive out of the bustling town centre, with its plentiful independent shops and amenities. Slightly further afield, one can access the abundance of high-street stores, restaurants and leisure facilities within the popular Middlebrook Retail Park, as well as the rail network, accessible at Horwich Parkway, providing a frequent and direct route into the centre of Manchester. Furthermore, for those with a commute to consider, the motorway network is within a few minutes' drive at junction six of the M61, whilst credentials for the family really are first-rate, with a number of well-regarded local schools on hand. After a hectic day in the office, one is never short of a peaceful retreat, with beautiful local countryside virtually on one's doorstep, including picturesque Rivington, perhaps for a stroll with the dogs to relax away the stresses of the day.

Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout every inch of this home, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful property. Extending to in excess of 1,750 square feet in total, the accommodation is complemented by a well laid-out floorplan which affords generously proportioned living spaces, which is apparent from one's first step across the threshold into the impressive reception hallway, which immediately enchants the heart. The beautiful wooden flooring links the spaces seamlessly and is complemented by the Oak internal doors, which combine to create a real feeling of character. The spindled staircase provides access to the first floor, whilst there is a useful two-piece cloakroom/WC secreted beneath which has only recently been completed.

One proceeds through into the spacious 16' lounge and is immediately enveloped by the warm and inviting ambience. Brimming with natural light via the plethora of windows, there are again characterful highlights in the feature panel-effect walls and a beautiful feature fireplace with inset multi-fuel burner, providing a relaxing crackling soundtrack to those frosty winter evenings.

The hub of this home, however, is undoubtedly the magnificent 30' open plan kitchen/diner/family room, the epitome of modern day living and the ultimate entertaining space able to accommodate even the most populous of gatherings. A triumph of design and style, this wonderfully sociable environment affords space for cooking, dining and relaxing, with the kitchen area being worthy of particular adulation, being recently re-fitted with an extensive range of wall and base units in pastel green, incorporating a trendy concealed larder and utility room, the latter providing a handy space in which to keep the laundry out of view of unexpected visitors. The finish is exquisite, with contrasting granite work surfaces and gold fittings resulting in a slick editorial look which would not look out of place within the pages of an interior design magazine.

The dining/family area, with its fashionable media wall and feature open fireplace, provides a delightful area in which to entertain friends for dinner, perhaps slipping out of the soon to be installed uPVC double glazed French doors for an after-dinner cocktail or two in those warm summer evenings.

The state of impress continues on the first floor, where the sizeable landing provides access to the four double bedrooms, all of which are bright and appealing, as well as the breath-taking newly completed family shower room. Finished to an impeccable standard, once again we see our client's creative flair and flawless taste, being fitted with a quality suite which comprises of a close-coupled WC, vanity wash hand basin and walk-in shower cubicle, whilst the illuminated feature mirror with smart technology adds to a truly sumptuous experience.

Externally, there are generous gardens to both the front and rear, the front being mainly laid to lawn with mature planting to the boundary. The sizeable driveway provides off-road parking facilities for a number of vehicles, as well as giving access to the attached 18' double garage, which benefits from a newly installed and remotely-operated door. The rear garden affords an excellent degree of privacy, with the little ones able to burn off their energy on the lawn whilst the adults enjoy a spot of al-fresco dining on the stone-chipped seating area. In addition to the attractive raised sleeper beds, there is plenty of space on which to place one's colourful pots and planters or indeed for entertaining, should one wish to create a barbecue area or to accommodate a hot tub.

Homes of such quality and panache are so often sought and rarely found and we are confident that any viewer cannot fail to be impressed. We cannot extol sufficiently the importance of an early inspection of this quite exceptional home to avoid disappointment.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



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