



39 Wallsuches Horwich, Bolton, BL6 6TT

Exceptional three bedroom semi detached property in a stunning and picturesque area of Horwich. Arcon Village is an extraordinary Redrow Homes development, including both new build and Grade II listed buildings that have been transformed into exceptional bespoke homes. The properties have been constructed using stone and slate for the roofs to ensure they complement the heritage of the site. Arcon village dates back to the 18th century when the Ridgeway Family established a bleachworks on the site. Situated on the fringe of Rivington and the West Pennine Moors with Winter Hill as a back drop this really is the ideal setting. It is also ideal for convenience with a vast array of local amenities and excellent local schools, Middlebrook Retail and Leisure Park and exceptional local transport links all within easy reach. Internal viewing is strongly advised to fully appreciate the location, setting and high specification of this unique home on a truly individual development.

This home internally comprises to the ground floor entrance hall, guest WC, spacious lounge with patio doors leading to the beautifully landscaped rear garden and kitchen/breakfast room with a range of integrated NEFF appliances and further patio doors to the rear. To the first floor are three double bedrooms, all of which are fitted and the master bedroom with an en-suite and dressing room and also a family bathroom. Externally to the front is a driveway providing ample off road parking and access to a laundry/utility room and a storage room. To the rear is a private landscaped garden, boasting a patio area, steps up to a large lawned area, and a further patio.

Price £450,000

39 Wallsuches

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- STUNNING THREE BEDROOM PROPERTY
- EN-SUITE & DRESSING ROOM TO MASTER
- LOCATED IN THE ARCON VILLAGE IN HORWICH
- LARGE OPEN PLAN KITCHEN DINING
- LAUNDRY ROOM & STORAGE
- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOMS ALL FITTED
- LARGE LANDSCAPED REAR GARDEN

ENTRANCE

WC CLOAKS

5'6" x 3'11" (1.70m x 1.20m)

KITCHEN DINING

14'9" x 20'8" (4.50m x 6.30m)

LOUNGE

12'5" x 20'8" (3.79m x 6.30m)

STAIRS LANDING

MASTER BEDROOM

10'10" x 20'8" (3.31m x 6.30m)

DRESSING ROOM

8'6" x 7'2" (2.60m x 2.19m)

EN-SUITE SHOWER

8'6" x 6'10" (2.60m x 2.09m)

BEDROOM TWO

12'0" x 9'6" (3.68m x 2.90m)

BEDROOM THREE

9'5" x 11'1" (2.89m x 3.40m)

FAMILY BATHROOM

5'10" x 9'6" (1.80m x 2.90m)

LAUNDRY ROOM

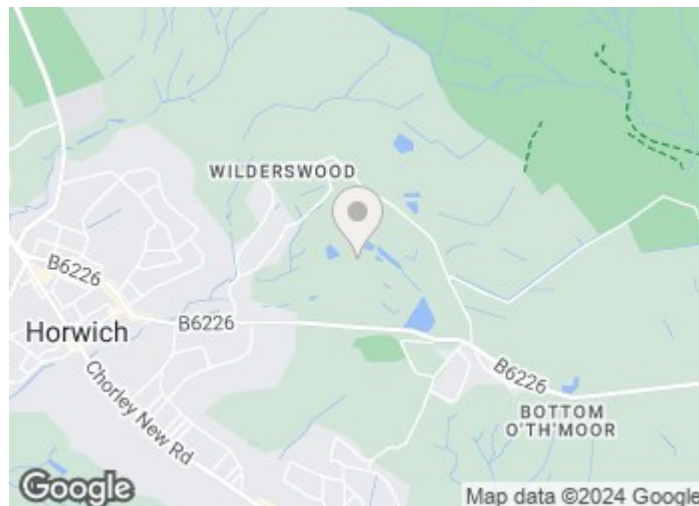
8'6" x 11'3" (2.60m x 3.43m)

STORAGE ROOM

8'6" x 5'5" (2.60m x 1.66m)

EXTERIOR FRONT

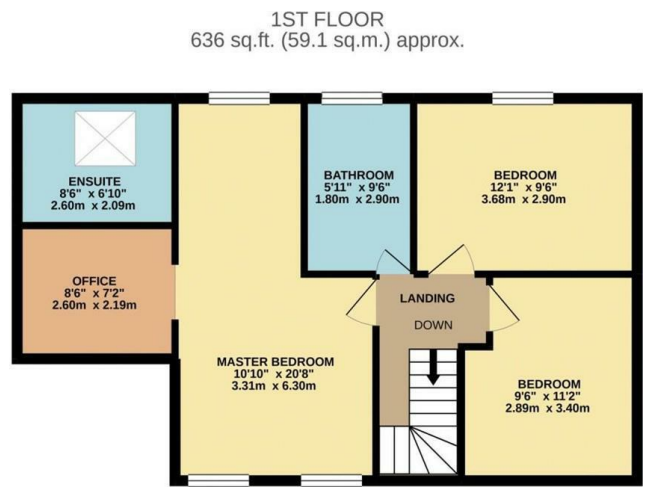
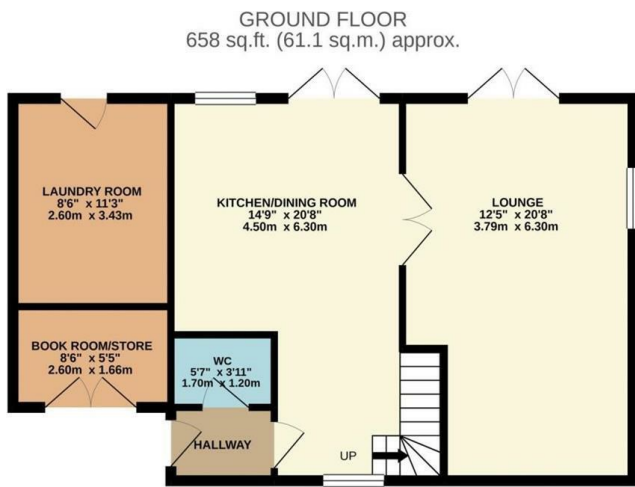
EXTERIOR REAR



[Directions](#)



Floor Plan



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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