

RESIDE

BOLTON



8 Foundry Road
Horwich, BL6 5WJ

Asking Price £320,000



8 Foundry Road

Beautiful Three Bedroom detached family home with en-suite to the Master, family bathroom and downstairs WC, located in a quiet cul-de-sac development in Horwich.

Ideally situated close to motorway links and Middlebrook Retail Park with plenty amenities including restaurants, bars and a gym.

With potentially no chain this property is a must see!

The home further benefits from EV Hive Charger, double driveway and modern finishings.

Lounge 11'10" x 12'0" (3.61 x 3.66)

A generous Lounge with a large window to the front and radiator



Kitchen/Diner 20'11" x 9'1" (6.38 x 2.79)

This generous kitchen/ diner is the heart of this home. The kitchen offers a range of wall and base units with integrated Zenussi appliances including fridge/freezer, oven and dishwasher. The breakfast bar offers space for stools next to the dining area with feature lighting and large patio doors flooding the space with an abundance of natural light.



Utility Room 5'8" x 6'0" (1.74 x 1.84)

Space for 2 appliances including additional storage and boiler. Door to side.



Downstairs W/C 3'0" x 5'7" (0.92 x 1.72)

Downstairs w/c with Roca fittings.





Master Bedroom 9'8" x 13'6" (2.95 x 4.14)

A very generous master bedroom with fitted mirrored wardrobes, mount for tv and access into the private en-suite.

En-Suite 4'2" x 7'7" (1.29 x 2.33)

Complete with Roca w/c, hand basin and enclosed shower unit.

Bedroom 2 9'4" x 10'5" (2.87 x 3.18)

Double bedroom with fitted carpets.



Bedroom 3 9'4" x 10'2" (2.87 x 3.12)

A third generous double bedroom, currently used as a home office with fitted carpets.

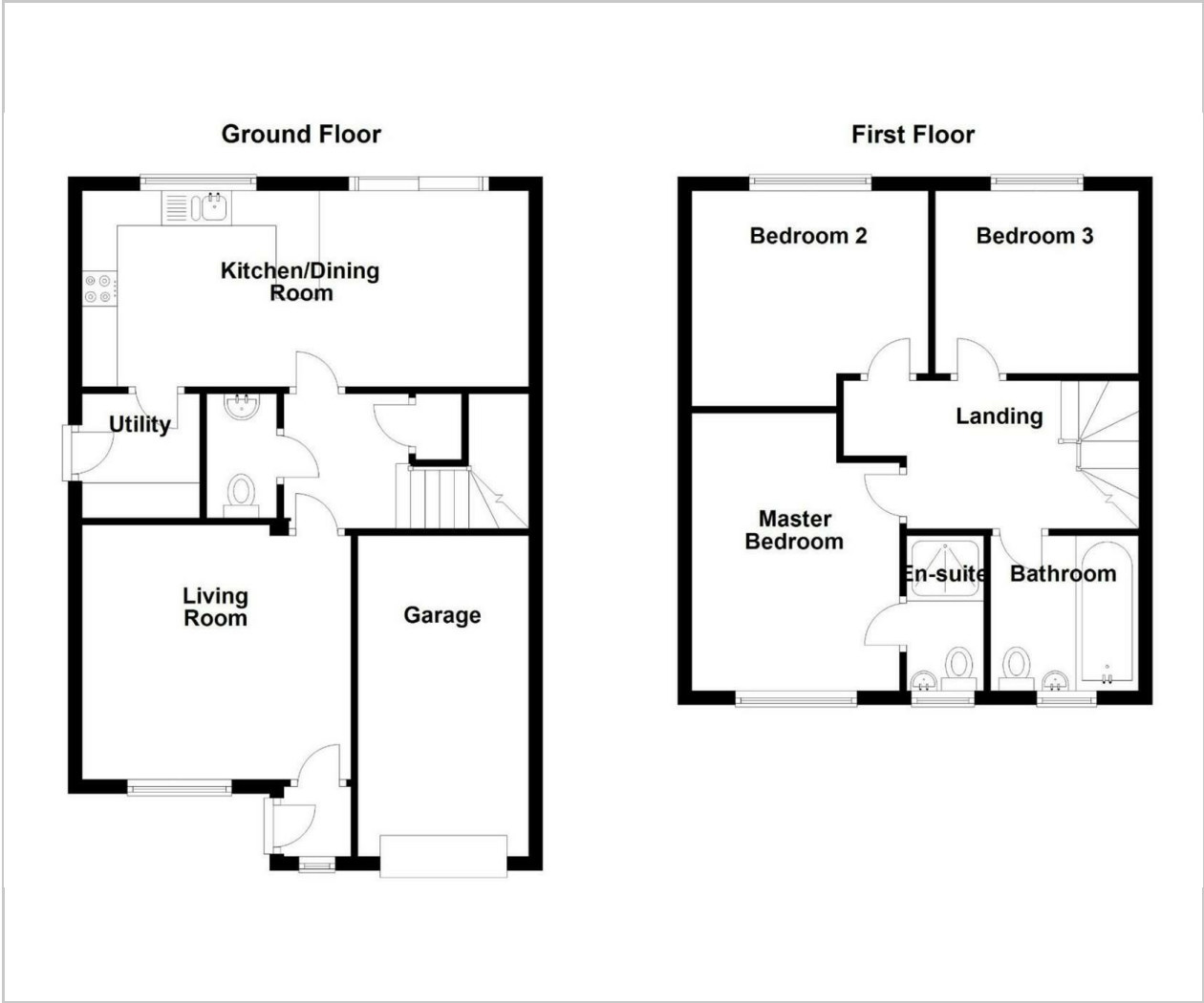
Family Bathroom 6'10" x 6'4" (2.10 x 1.94)

A 3 piece family bathroom with Roca fittings including the w/c, hand basin and bath. Half tiled walls and large mirror reflecting back into the room.

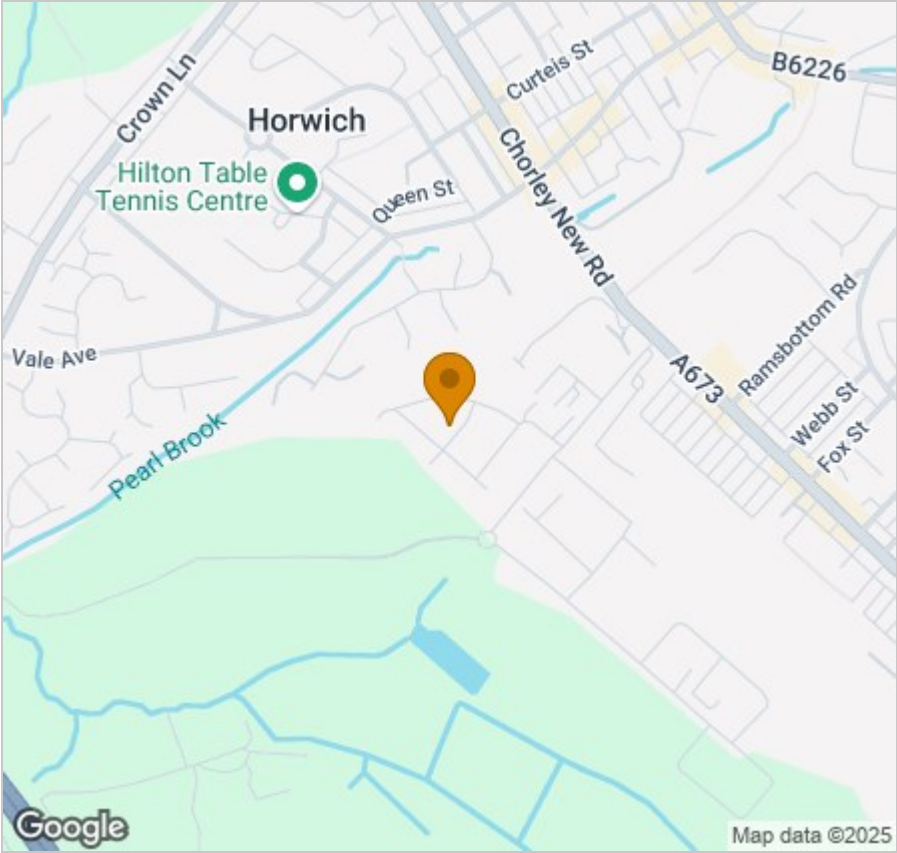


- 3 Bedrooms
- 2 Bathrooms + W/C
- Detached
- Garage
- Potential No Chain
- EPC Rating B
- EV Hive Charger
- Close To Transport Links

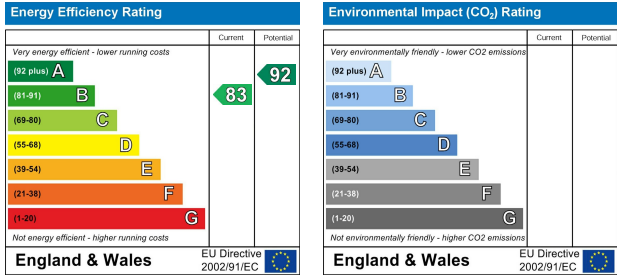
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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