



Brightwater, Horwich, BL6 5GW

£325,000

STUNNING DETACHED FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Horwich!



21 Brightwater, Horwich, BL6 5GW

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Horwich. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, family room and WC/cloaks. To the first floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M61.

LEASEHOLD

Council tax band - D

GROUND FLOOR

Lounge 15'0" x 10'3" (4.59 x 3.13)

Carpet flooring with living flame fireplace, blind and spotlighting

Family room 14'6" x 8'2" (4.44 x 2.50)

High gloss tile flooring with spotlighting and blind

Kitchen/diner 13'3" x 19'3" (4.04 x 5.89)

High gloss tile flooring with patio doors leading to the rear garden, blind and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

WC/cloaks

High gloss tile flooring with 2 piece bathroom suite in white and heated towel rail

FIRST FLOOR

Bedroom 14'0" x 10'2" (4.29 x 3.12)

Carpet flooring with window to the front elevation, curtains and fitted wardrobes

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and under floor heating

Bedroom 10'5" x 10'2" (3.20 x 3.12)

Carpet flooring with window to the rear elevation and blind

Bedroom 6'7" x 8'9" (2.01 x 2.68)

Carpet flooring with window to the rear elevation

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and under floor heating

EXTERNAL

Beautifully presented, South-facing and landscaped rear garden, enclosed by panel fencing with artificial lawn and decking area. Double tandem driveway to the front of the property with gated access to the rear garden.





