



Cotswold Drive, Horwich, Bolton

Offers Over £229,995

Ben Rose Estate Agents are thrilled to present this delightful three-bedroom semi-detached property, nestled in a quiet cul-de-sac within the sought-after area of Horwich, Bolton. Ideal for families, this home is perfectly situated close to local amenities, including schools, shops, and Middlebrook Retail Park, with excellent transport links such as the M61 motorway and Horwich train station. For those who enjoy the outdoors, picturesque walks in the Rivington area are also within easy reach. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are welcomed into a bright and spacious lounge, featuring a stunning electric fireplace and dual aspect windows that fill the room with natural light. An open staircase leads to the first floor and provides a smooth transition into the kitchen/diner located at the rear of the property.

Moving through, the kitchen is well-appointed with an integrated double oven/microwave, induction hob, washer dryer, and fridge freezer. The adjoining dining area comfortably accommodates a family dining table, with double patio doors that open directly onto the garden, perfect for indoor-outdoor living. A large under-stair storage cupboard adds practicality to this space.

The first floor comprises three well-proportioned bedrooms. The master and second bedrooms are spacious enough to accommodate double beds, with both the master and third bedroom offering integrated storage solutions. The family bathroom, fitted with a three-piece suite and an over-the-bath power shower, completes this floor.

Externally, the property boasts a driveway at the front, providing off-road parking for 2-3 vehicles. The rear garden is a highlight, offering a large, multi-tiered space with both paved and Indian stone patio areas, along with an astro turf lawn—ideal for family gatherings and outdoor activities.

The property has been tastefully updated, making it a comfortable and modern family home. A new combi boiler, installed in 2017, comes with an app for convenient heating control, while the windows and doors have been replaced throughout. The kitchen, fitted in 2020, adds to the home's contemporary appeal.





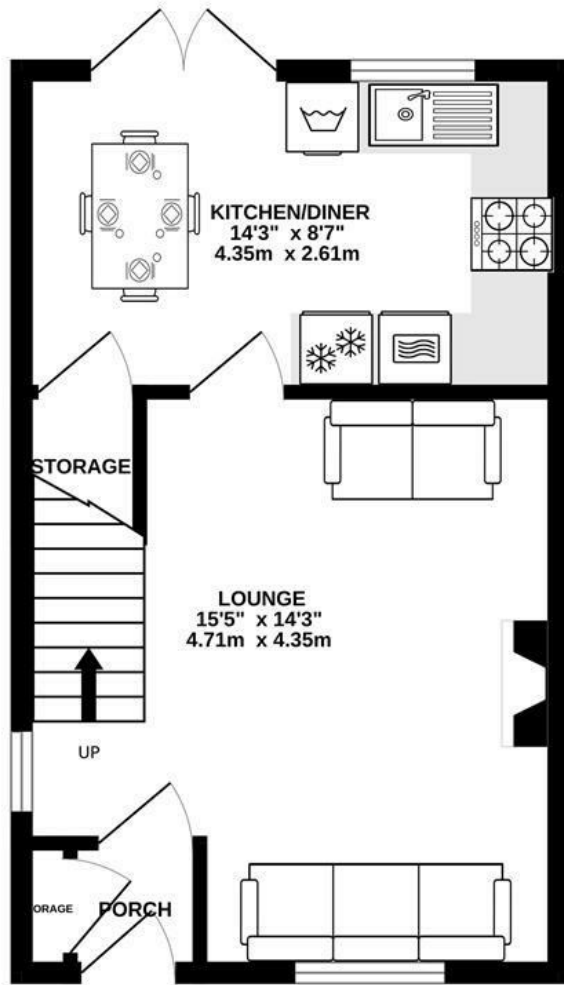




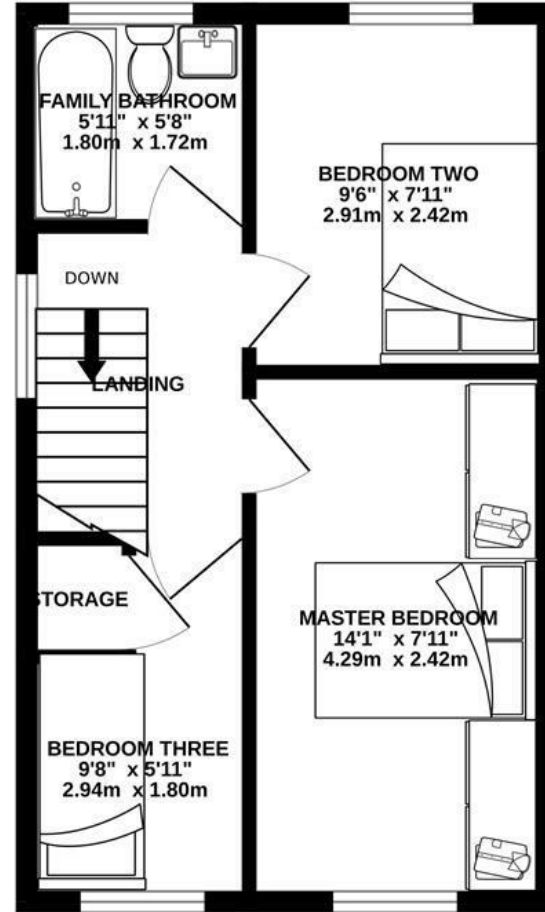




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.

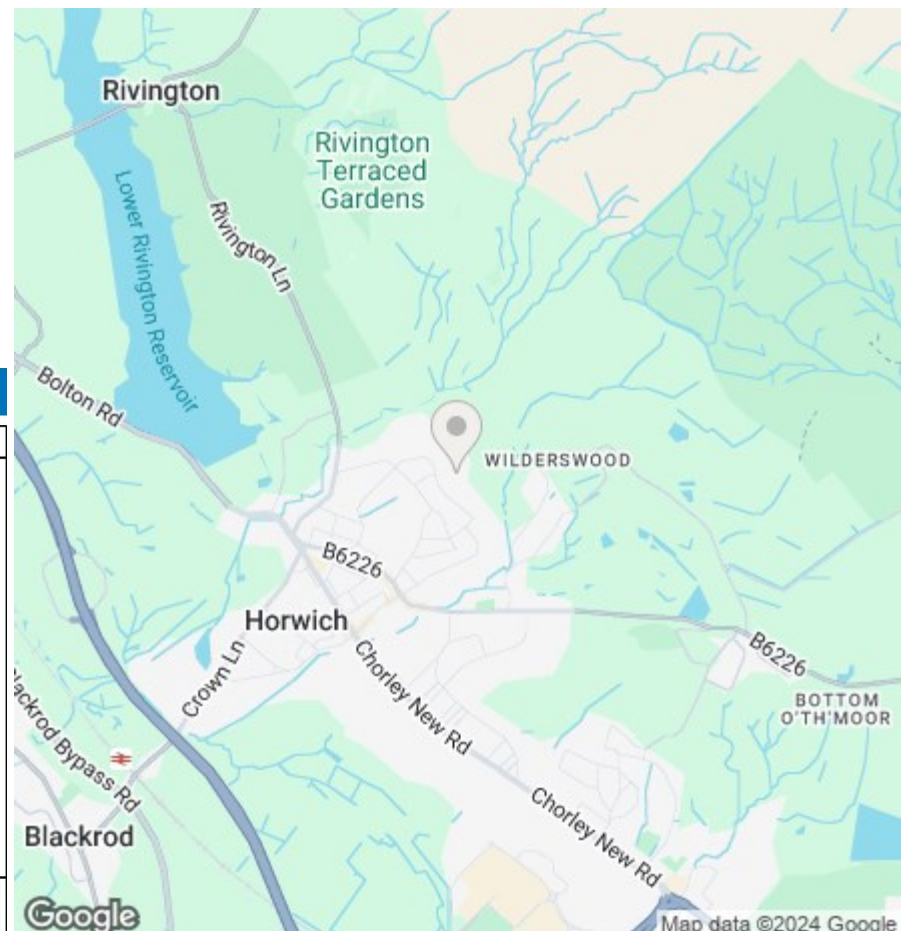


TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	