RESIDE

BOLTON



46 Brooklands

Horwich, Bolton, BL6 5RW

Asking Price £350,000

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Situated in Horwich, this spacious four-bedroom detached home offers versatile family living and generous accommodation throughout.

The property features a welcoming entrance hall, downstairs WC and a well-appointed kitchen with a range of wall and base units, stone flooring and separate utility space. The generous lounge benefits from a modern feature fireplace and opens into a conservatory overlooking the rear garden.

To the first floor, a centrally positioned staircase opens onto a spacious wraparound landing, providing access to four bedrooms, including a principal bedroom with en-suite. The modern family bathroom features a bath with shower over, vanity unit and mirror.

Externally, the property benefits from a driveway providing off-road parking and a garage cleverly divided to create a dedicated home gym and separate storage area, offering excellent flexibility.

To the rear is a generous garden with lawn, composite decking and patio, together with an additional private seating area behind the garage.

An ideal family home offering excellent living space, practical extras and flexible accommodation in a popular Horwich location.

Internal

The property offers spacious and versatile accommodation throughout, beginning with a generous entrance hall and convenient downstairs WC. The well-appointed kitchen features a range of wall and base units, attractive stone flooring and a separate utility area.

The generous lounge provides an ideal space for relaxing, complete with a modern feature fireplace and access into the conservatory, which enjoys views over the rear garden.

To the first floor, a centrally positioned staircase opens onto an impressive wraparound landing, providing access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a contemporary family bathroom fitted with a bath, shower over, vanity unit and modern vanity mirror.













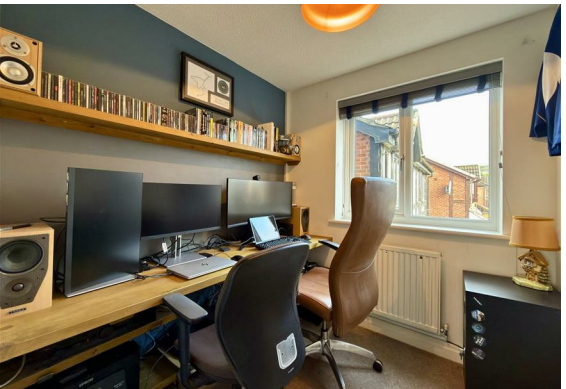












External

Externally, the property benefits from a private driveway providing off-road parking and a garage which has been cleverly sectioned to create a dedicated home gym alongside a separate storage area. This flexible space offers excellent potential to suit a variety of lifestyle needs.

To the rear is a generous garden featuring a lawn, composite decking and patio area, providing plenty of space for outdoor dining and entertaining. There is also an additional private seating area tucked away behind the garage.

Area

Situated within the popular residential area of Horwich, the property enjoys convenient access to a range of local amenities, schools and transport links. Horwich town centre offers a selection of independent shops, supermarkets, cafés and everyday conveniences.

For wider shopping, dining and entertainment options, Middlebrook Retail & Leisure Park is within easy reach, offering a variety of high-street retailers, restaurants, a cinema and leisure facilities.

The area is particularly well suited to families, with a choice of nearby schools including Horwich Parish CofE Primary School, Beacon Primary School and Rivington and Blackrod High School.

For commuters, Horwich Parkway and Blackrod railway stations provide access to wider rail networks, while the nearby M61 offers convenient connections towards Bolton, Manchester and beyond.

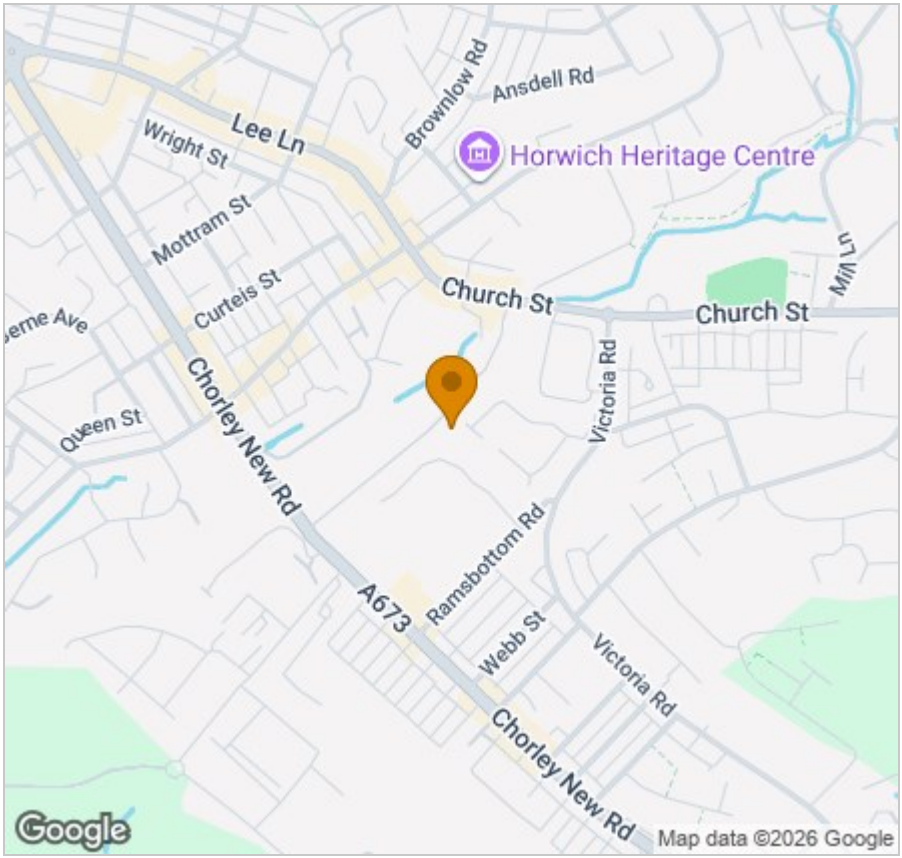
- Detached
- Off Road Parking
- Garage
- Downstairs W/C
- Cul-De-Sac location
- EPC TBC
- En-suite to Master
- Move In Condition

Floor Plan

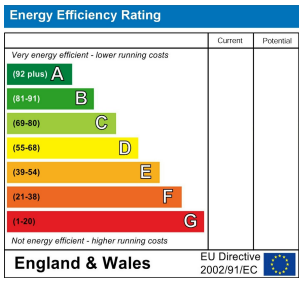


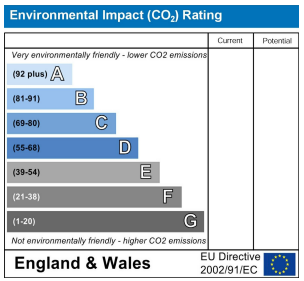
Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Bolton Office on 01204 914 808
if you wish to arrange a viewing appointment for this property or require further information.

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