



## Ashness Close, Horwich, Bolton

**Offers Over £274,995**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated semi-detached home, ideally suited to families and couples seeking a modern property in a highly sought-after area of Horwich. Set within a popular residential location, the home enjoys excellent access to local amenities, well-regarded schools and scenic countryside walks, including the nearby Rivington Pike. Commuters are well served by Blackrod rail station, offering convenient links to surrounding towns, along with excellent bus routes to Bolton and Wigan. The M61 motorway is also within easy reach, providing swift access across the region.

Entering through the porch and welcoming entrance hall, you are immediately met with a sense of space and light, complemented by a useful ground floor WC. The heart of the home is the stunning open-plan lounge, kitchen and dining area, which spans the full width of the property. This stylish space is perfect for modern family living and entertaining, featuring a bespoke fitted kitchen with central island, integrated oven, fridge, freezer and dishwasher. A cleverly designed utility area offers plumbing for a washing machine and space for a dryer, keeping the main living area clutter-free. Sliding doors lead through to the conservatory, which overlooks the garden and provides a seamless indoor-outdoor connection.

The first floor offers a generous master double bedroom complete with built-in wardrobes, providing excellent storage. Bedroom two is another well-proportioned double, while bedroom three is ideal as a child's room, home office or nursery. Completing this level is a contemporary four-piece family bathroom, finished to a high standard with both bath and separate shower.

Externally, the property boasts a neatly maintained lawned front garden alongside a driveway providing off-road parking for two vehicles. To the rear is a private and inviting garden, featuring a large raised wooden patio, mature plants and shrubs, and a garden shed. This well-presented home offers a superb blend of modern style, practical living and an enviable location.





















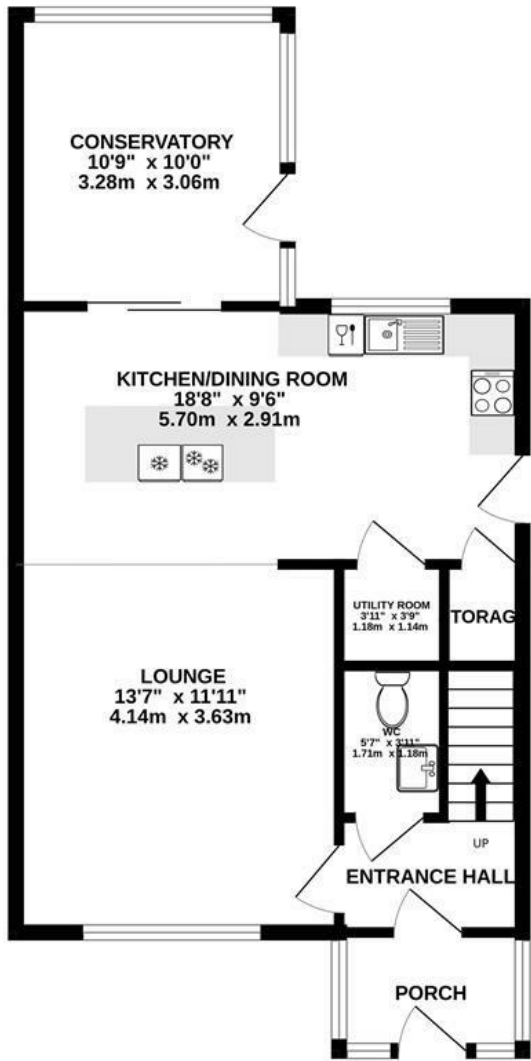




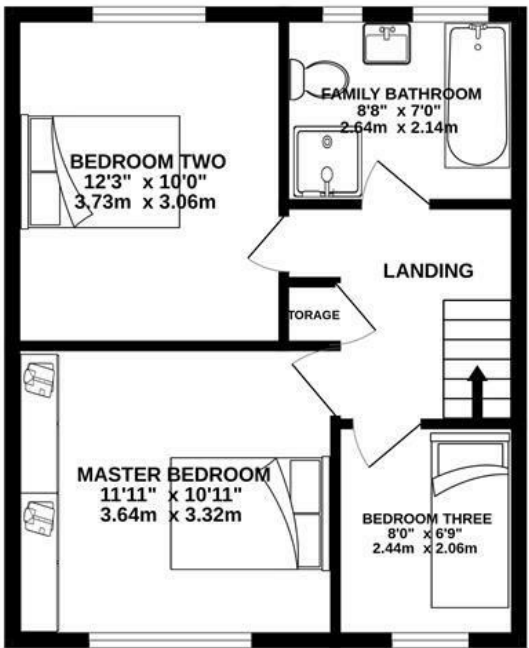


# BEN ROSE

GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 68                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

