



RESIDE  
BOLTON



20 Railway Road  
Horwich, BL6 5WL

Asking Price £375,000



## 20 Railway Road

, Horwich, BL6 5WL

This beautifully presented three-bedroom detached home, built in 2021, offers spacious, modern living throughout and is available chain free.

Immaculately maintained and upgraded to a high standard, the property features three generous double bedrooms. The impressive master suite benefits from fitted wardrobes and a stylish en suite shower room, while the remaining bedrooms are equally well-proportioned doubles, ideal for family life, guests or flexible use.

A superb side extension provides a private home office, perfect for remote working or running a business from home while keeping work and living space separate.

Externally, the property continues to impress. The front offers ample off-road parking for up to four vehicles, along with a separate double garage providing secure parking or additional storage. To the rear, a generous garden features a well-maintained lawn and a decked seating area — ideal for relaxing or entertaining.

Ideally located with excellent motorway access, the home is also close to Bolton Wanderers stadium, and the popular Middlebrook Retail & Leisure Park, offering a wide range of shopping, dining and leisure facilities.

A superb opportunity to purchase a modern, turnkey family home in a highly convenient location.





### Internal

Immaculately maintained and enhanced with a range of quality upgrades, the property offers spacious and modern accommodation. There are three generous double bedrooms, including an impressive master suite with fitted wardrobes and a stylish en suite shower room. The remaining bedrooms are equally well-proportioned doubles, ideal for family living or guests.

A superb side extension provides a private home office, perfect for remote working while maintaining separation from the main living space. The home is finished in a contemporary style throughout, creating a true turnkey opportunity.

### External

To the front, the property benefits from ample off-road parking for up to four vehicles, along with a separate double garage offering secure parking or additional storage.

The generous rear garden is ideal for both relaxing and entertaining, featuring a well-maintained lawn and a decked seating area.

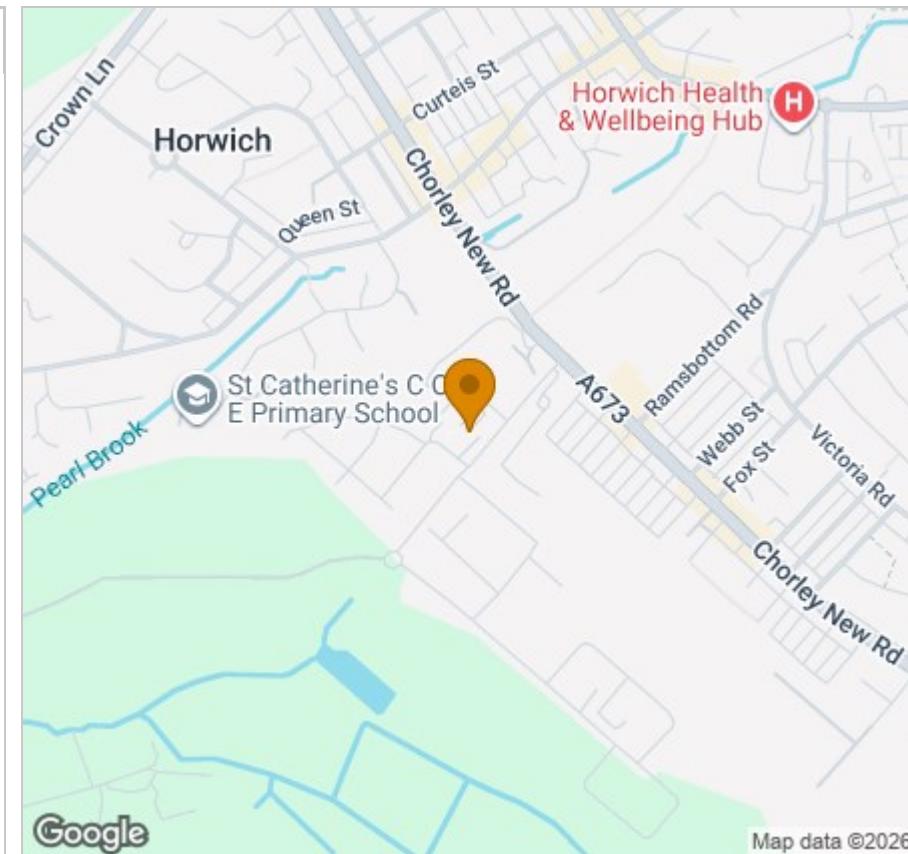
Ideally positioned with excellent motorway access, the home is also close to the home of Bolton Wanderers, and the popular Middlebrook Retail & Leisure Park, offering a wide range of shopping, dining and leisure facilities.

- CHAIN FREE
- 3 Double Bedrooms
- DOUBLE GARAGE
- Off Road Parking
- Private Home Office
- EPC B
- Close to Motorway
- Sought After Location

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

## 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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