



# 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.

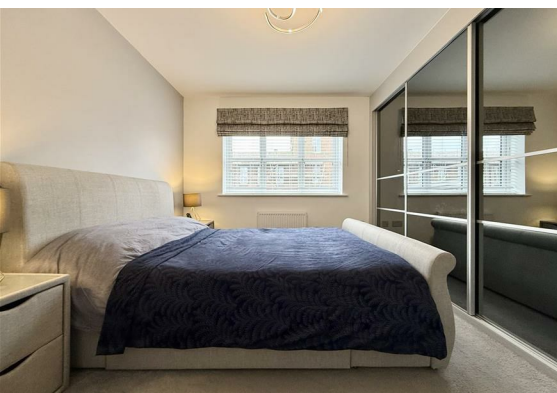
### External

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



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

