



## Langstone Close, Horwich, Bolton

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this well-presented detached home, ideally situated within a sought-after residential area of Horwich. Offering spacious accommodation throughout, this attractive property is perfectly suited to families and couples looking for a comfortable home with excellent commuter links and local amenities nearby. Horwich continues to be a highly desirable location, benefitting from a range of shops, supermarkets, restaurants, pubs and reputable schools, whilst nearby Bolton and Wigan provide further retail and leisure facilities. Blackrod railway station offers convenient rail services for commuters, alongside excellent bus links connecting surrounding towns and cities. The property also benefits from easy access to the M61 motorway, making travel across the North West simple and convenient. For those who enjoy the outdoors, the beautiful surroundings of Rivington Pike are just a short distance away, offering scenic walks and leisure opportunities.

Entering through the porch, you are welcomed into a bright entrance space with access to the convenient ground floor WC. To the front of the home is the fitted kitchen, complete with integrated appliances including a built-in fridge freezer and ample storage space. Moving through to the rear, the spacious lounge/dining room provides a fantastic open-plan living and entertaining area, with French doors opening into the large conservatory. The conservatory offers an additional versatile reception space filled with natural light and enjoying direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom is a generous double complete with fitted wardrobes, whilst the second bedroom is another comfortable double also benefitting from fitted storage. The third bedroom provides flexibility for use as a child's room, nursery or home office. Completing the first floor is the modern three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, alongside a small lawned front garden and integral garage. To the rear is a private garden featuring a paved patio seating area, a lawned garden and an attractive selection of mature plants and shrubs. This lovely home offers a fantastic opportunity for buyers seeking space, convenience and a desirable Horwich location.





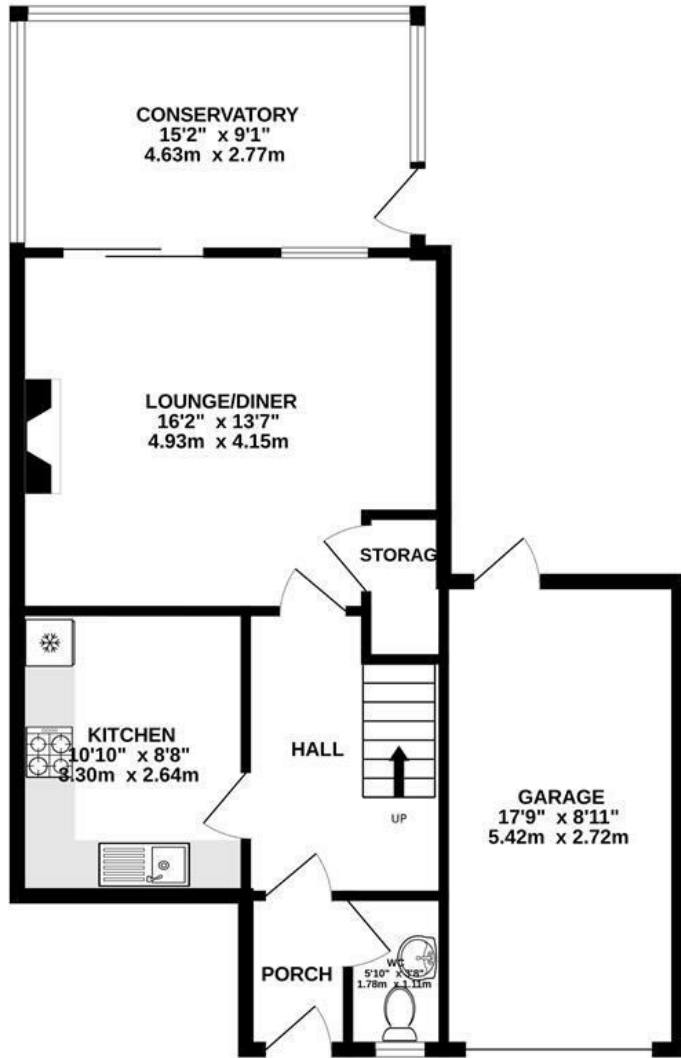




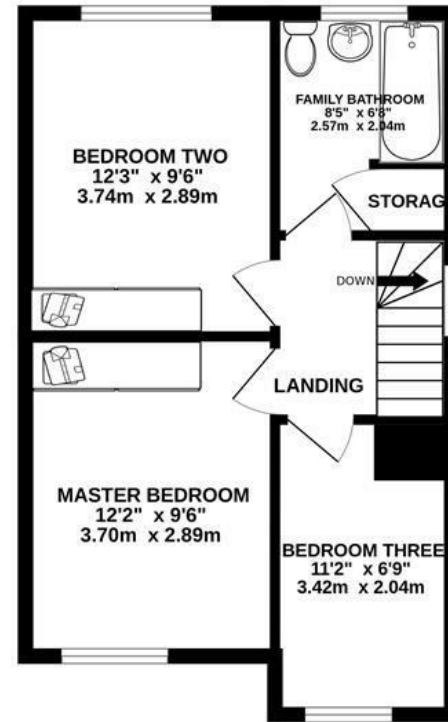




GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

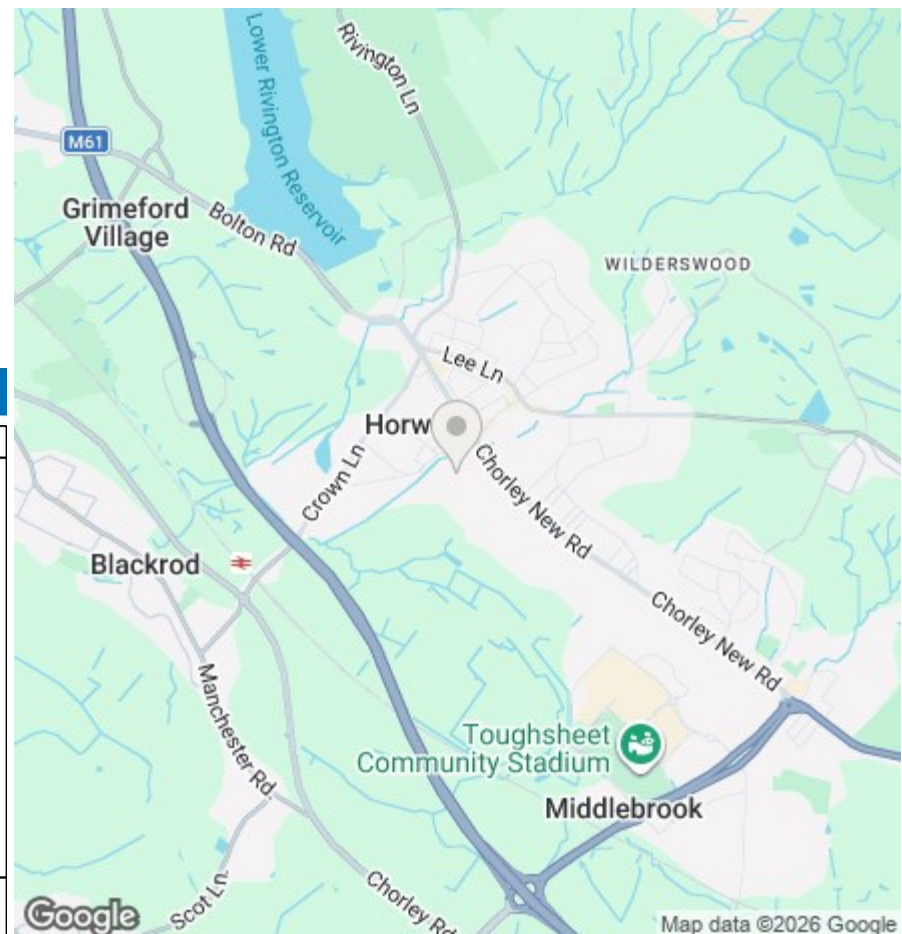


TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	