

13 Vale Coppice, Horwich, Bolton, BL6 5RP



## Offers In The Region Of £475,000

Spacious four bedroom detached property, set in a quiet Cul-De-Sac in a very desirable residential location. Close to local schools, shops, amenities and great road and rail links for convenient commute.

This freehold property benefits from gardens front and rear, double garage with utility, off road parking, patio seating area and patio dining area. master bedroom with En-suite, dressing room and private lounge space. This property must be viewed to appreciate the size, location, condition and all this property has to offer.

- Detached
- Four Bedroom
- Off Road Parking
- Council Tax Band D
- Enclosed Rear Garden With Patio Area
- Freehold
- Double Garage
- Gardens Front And Rear
- Awaiting EPC
- Utility.



Well presented spacious four bedroom detached property, set in a quiet Cu-De-Sac in a very popular and desirable location. Close to local shops, primary and secondary schools, great road and rail links making commute to Manchester, or Preston convenient. This freehold property comprises:- Entrance porch, hallway, lounge/diner, kitchen, Rear inner porch, WC, double garage. To the first floor the master bedroom has a dressing room, lounge area and En-suite. There are three further bedrooms and a family bathroom. To the outside front there is a garden and off road parking, to the rear there is a fully enclosed rear garden with seating and dining areas. This home benefits from superb outside space with patio seating and dining areas, large driveway leading to a double garage. Viewing is essential to appreciate the condition, space and location of the well presented detached property.

**Porch 3'4" x 7'2" (1.01m x 2.18m)**

UPVC double glazed window to side, two windows to front, two windows to rear, uPVC double glazed entrance door to front:

**Entrance Hall 12'0" x 6'4" (3.67m x 1.93m)**

Column radiator, stairs,:

**Kitchen/Diner 10'6" x 22'3" (3.19m x 6.77m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and dishwasher, range cooker with extractor hood over, built-in microwave, uPVC double glazed window to rear, column radiator, ceramic tiled flooring, uPVC double glazed entrance double door to rear, Storage cupboard.

**Lounge/Diner 28'9" x 13'7" (8.76m x 4.14m)**

UPVC double glazed window to front, fireplace with cast-iron wood burner solid fuel burner, two column radiators, uPVC double glazed entrance double door to rear.

**Inner Porch**

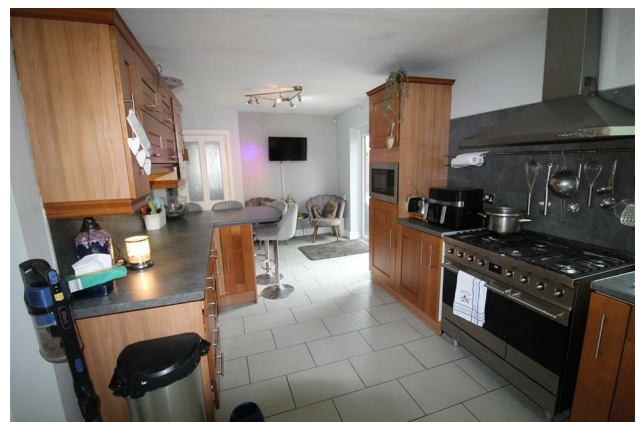
UPVC frosted entrance door to side,:

**WC 6'3" x 4'1" (1.91m x 1.24m)**

UPVC frosted double glazed window to rear, two piece suite vanity wash hand basin in vanity unit with mixer tap and tiled splashback and low-level WC, heated towel rail.

**Garage/ Utility 18'5" x 17'8" (5.61m x 5.38m)**

Plumbing for automatic washing machine, vent for tumble dryer, integral with power and light connected, uPVC frosted double glazed window to side, Up and over door, remote-controlled electric roller door.



**Landing 6'6" x 8'0" (1.99m x 2.45m)**

**Bedroom 1 15'0" x 17'3" (4.56m x 5.26m)**

Two uPVC double glazed windows to front, electric fire with set in and feature surround, two double radiators, :

**Dressing Room 9'0" x 6'11" (2.74m x 2.10m)**

UPVC frosted double glazed window to rear, :

**En-suite 9'0" x 10'0" (2.74m x 3.05m)**

Three piece suite with comprising, spa corner bath with shower over, mixer tap and shower curtain, wash hand basin with mixer tap and ceramic and full height tiling to all walls and close coupled WC, uPVC frosted double glazed window to rear, radiator.

**Bathroom 9'0" x 8'0" (2.74m x 2.45m)**

Three piece suite with deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear.

**Bedroom 2 11'11" x 13'3" (3.63m x 4.04m)**

UPVC double glazed window to front, fitted wardrobes, radiator, two double doors, :

**Bedroom 3 12'0" x 13'1" (3.66m x 3.98m)**

UPVC double glazed window to rear, radiator.

**Bedroom 4 8'1" x 8'0" (2.46m x 2.45m)**

UPVC double glazed window to front, radiator.

**Outside Front**

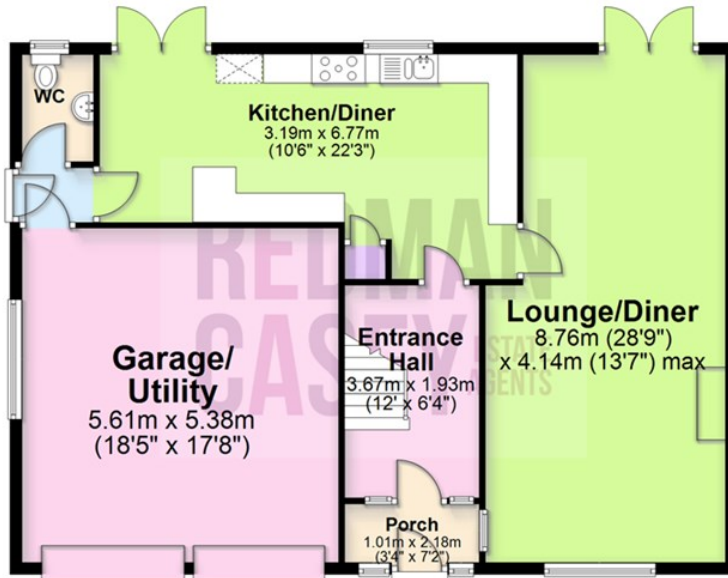
Laid to lawn with mature planting of shrubs, driveway leading to garage.

**Outside Rear**

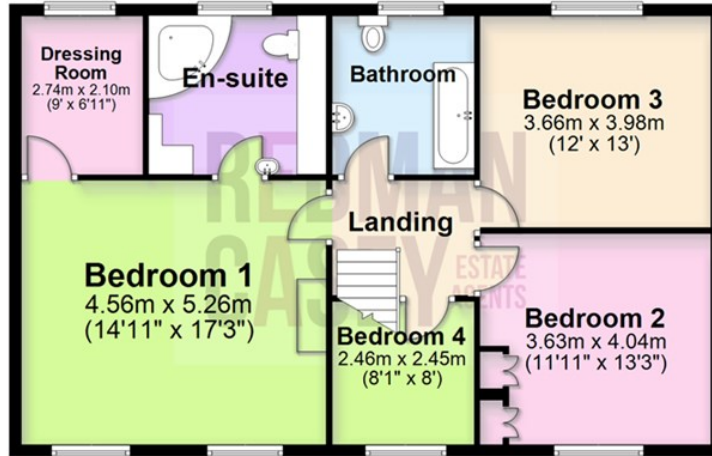
Enclosed rear garden laid to lawn with mature planting, patio seating area, patio dining area, ornamental pond.



**Ground Floor**  
Approx. 104.8 sq. metres (1128.2 sq. feet)



**First Floor**  
Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 192.9 sq. metres (2075.8 sq. feet)

**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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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