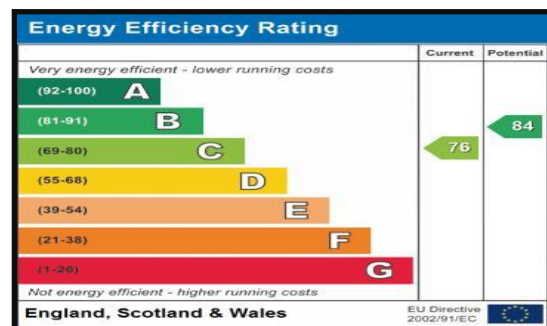




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BRIGHTWATER, HORWICH, BL6 5GW



- No onward chain
- Accommodation over three floors
- Three bedrooms
- Two en-suites and a shower room
- Driveway and garage parking
- Kitchen/dining room and utility
- Close to local amenities
- Perfect for the commuter



Offers in the Region Of £260,000

BOLTON

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer for sale this beautifully presented and deceptively spacious mid townhouse, available with the significant advantage of No Onward Chain. Situated within a highly regarded residential development in Horwich, the property enjoys excellent access to a wide range of local amenities, well regarded schools, transport links and leisure facilities, making it ideally suited to families, professionals and commuters alike. The location is particularly convenient, being within easy reach of Blackrod Railway Station, the A6 and the M61 motorway network, providing straightforward commuting to Manchester, Preston, Wigan, Bolton and beyond. Horwich town centre is just a short distance away and offers an excellent selection of shops, cafés, restaurants, supermarkets and everyday amenities. The ever popular Middlebrook Retail & Leisure Park is also nearby, home to major retail outlets, restaurants, a cinema, gym facilities and the Toughsheet Community Stadium. Families will appreciate the property's proximity to a number of well regarded primary and secondary schools. Internally, the accommodation is arranged over three floors and is both versatile and well maintained throughout. A porch entrance leads into a welcoming hallway which provides internal access to the integral garage. From the hallway there is access to a useful utility room, a modern three piece shower room and a versatile third bedroom which is currently utilised as a home gym but could equally serve as a guest bedroom, home office or hobby room. To the first floor, a spacious lounge enjoys an abundance of natural light and benefits from a fitted desk and storage units, creating an ideal workspace for those working from home. The well proportioned kitchen/dining room overlooks the rear garden and provides ample space for family dining and entertaining. The second floor offers two generous double bedrooms, both benefiting from fitted wardrobes and their own three piece en-suite bathrooms, providing excellent comfort and convenience. Externally, the property continues to impress. To the front there is a block paved driveway providing off road parking for two vehicles and leading to the integral garage. The enclosed rear garden has been designed for ease of maintenance and features an attractive Indian stone patio seating area, artificial lawn and slate chipped borders, creating a private outdoor space ideal for relaxing and entertaining. This superb home combines stylish presentation, flexible living accommodation and a fantastic location, making early viewing highly recommended. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 11" x 4' 9" (1.81m x 1.46m) Ceiling light point, radiator, tiled floor, door to the garage.

Entrance hall: Ceiling light point, radiator, storage cupboard, tiled floor.

Shower room: 8' 11" x 2' 10" (2.72m x 0.87m) Ceiling light point, extractor fan, radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled splashback to the walls.

Utility: 7' 9" x 6' 3" (2.36m x 1.91m) Ceiling light point, radiator, double glazed window to the rear, door to the rear, fitted base units with integrated stainless steel sink with mixer tap and drainer, space for a washing machine and dryer, tiled floor with splashback to the walls.

Bedroom 3: 8' 9" x 7' 11" (2.67m x 2.41m) Currently being used as a home gym, ceiling light point, radiator, double glazed window to the rear.

First floor landing: Ceiling light point, radiator, stairs leading to the second floor.

Lounge: 18' 9" x 14' 6" (5.72m x 4.41m) Ceiling light point, coving to the ceiling, double glazed windows to the front, radiator, office space with a fitted desk.

Kitchen diner: 14' 8" x 9' 11" (4.47m x 3.02m) Ceiling light point, double glazed windows overlooking the rear garden, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for an under counter fridge and freezer, tiled splashback to the kitchen walls.

2nd floor landing: Ceiling light point, loft access.

Bedroom 1: 14' 5" x 12' 0" (4.39m x 3.67m) Downlights, fitted wardrobes, drawers and bedside units, radiator, double glazed windows to the front.

En suite: 6' 5" x 5' 5" (1.95m x 1.65m) Downlights, extractor fan, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and electric shower above, tiled splashback to the walls.

Bedroom 2: 14' 4" x 9' 1" (4.37m x 2.76m) Ceiling light point, radiator, double glazed windows to the rear, fitted wardrobes, storage cupboard.

En suite: 5' 5" x 5' 4" (1.66m x 1.62m) Downlights, extractor fan, radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled splashback to the walls.

Garage: 17' 2" x 7' 10" (5.23m x 2.38m) Ceiling light point, up and over garage door.

Outside: To the front of the property there is a block paved driveway for two cars leading to the integral garage. The rear of the property is low maintenance with an Indian stone patio area and an artificial lawn with slate chipped borders to the sides and to the rear.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold 999 years from 1 January 2002, we are advised the annual ground rent is £75

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2400

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

