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TOXHEAD CLOSE – HORWICH – OFFERS IN EXCESS OF £399,995

Situated in a quiet cul-de-sac location with very little passing traffic in a generous plot of around 0.15 of an acre is this four bedroom family home which enjoys beautiful gardens to both the front and the rear. The property is offered for sale with early vacant possession and no further upward chain delay.

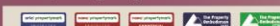
The position is really superb being perfectly placed for easy access to popular primary and secondary schools, shops, restaurants, medical surgeries, sporting and leisure clubs/facilities, the Middlebrook retail and leisure park, easy access to stone motorway network via the M61 and easy access to the railway network via Horwich Parkway railway station. The accommodation offer briefly comprises: entrance porch, reception hallway, ground floor guest WC, study room, generous lounge, conservatory, dining room, fitted kitchen with integrated appliances, utility room with freestanding appliances, first floor landing, fully boarded loft, fitted master bedroom with ensuite shower room, two additional double fitted bedrooms and a fourth well proportioned bedroom, and a family bathroom suite. Externally there is a double garage served by a driveway providing additional private off-road car parking, pretty front gardens which have been very well maintained.

The property benefits from solar panels to the roof, this receives around a £1000 per year from the solar panels which feed into the national grid, a Vaillant gas central heating boiler and importantly is offered for sale with vacant possession and no further upward chain delay.

Viewing comes with our highest recommendations, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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Incorporating: Wright Dickson & Catlow, WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 5' 10" x 2' 0" (1.771m x 0.6m)

Double glazed double doors, double glazed uPVC windows, ceramic floor tiling, single glazed door opens into the reception hallway.

Reception hallway: 11' 11" x 7' 11" (3.622m x 2.423m)

Measured at maximum points. New carpet was fitted in the spring of 2025, turning spindle staircase off to the first floor, under the stairs cloaks storage space, radiator.

WC powder room: 5' 6" x 3' 4" (1.682m x 1.012m)

A two-piece guest suite comprising wash hand basin and WC, ceramic wall tiling, new flooring in the spring of 2025, radiator, uPVC window.

Study: 10' 4" x 8' 1" (3.152m x 2.455m)

Timber double glazed windows to the front in a bay style complete with fitted blinds, radiator



Living room: 17' 3" x 11' 9" (5.263m x 3.590m)

New uPVC window to the side with fitted blinds, marble fireplace with living flame gas fire, two radiators, neutral decorations, sliding double glazed patio doors open up into the conservatory.



Conservatory: 11' 5" x 12' 2" (3.476m x 3.710m)

A generously proportioned conservatory with uPVC windows and double doors which open out onto the garden, fitted blinds, radiator, matching wall lights



Family bathroom: 7' 11" x 5' 5" (2.411m x 1.651m)

Three-piece bathroom suite comprising bath with fitted glass shower screen and electric shower over, wash basin, WC, uPVC window to the front.



Garden:

There are wonderful garden areas to both the front and the rear. The front garden is neatly laid to lawn with mature shrubs and trees which enhance the privacy. We are advised that despite the property being sold with vacant possession, the gardener is being retained to keep the gardens in good order. The rear garden is fully enclosed with mature well Maintained trees which enhance the privacy, there is a patio area, archway, garden shed, lawn and small pond.



Garage:

There is a double garage served by a private driveway providing additional private off road car parking.

Legal matter:

We understand that probate has been granted.

Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

Council tax:

Cardwells estate agents research shows the property is band E £2770

Dining room: 11' 11" x 8' 5" (3.642m x 2.563m)

uPVC window overlooking the front garden with fitted blinds, radiator, door off to the kitchen.



Kitchen: 10' 8" x 8' 4" (3.249m x 2.532m)

Stylish and modern fitted kitchen with an excellent range of matching: drawers, base and wall cabinets Integrated fridge fridge, integrated freezer, double oven/grill, gas hob with extractor over, integrated microwave oven, quality sink with glass drainer and mixer tap over, the work surfaces extend into a breakfast bar, uPVC window overlooking the rear garden, ceramic floor and wall tiling.



Utility room: 7' 5" x 6' 3" (2.258m x 1.893m)

The utility room is fitted with matching cabinets to those in the kitchen and is complete with a stainless steel sink and drainer and both of the freestanding appliances (dishwasher washing machine) are included, wall mounted Vaillant gas central heating boiler, uPVC window, uPVC rear entrance door, spot lighting

First floor landing: 10' 7" x 7' 9" (3.229m x 2.369m)

uPVC window over the turning staircase, built-in storage space.

Master bedroom: 11' 8" x 14' 4" (3.568m x 4.363m)

Measured at maximum points fitted wardrobes and bedroom furniture comprising wardrobes, dressing table, bridging cabinets and bedside units, uPVC window overlooking the rear garden



En suite shower room: 6' 2" x 5' 9" (1.869m x 1.760m)

A three-piece shower room suite comprising wash handbasin, WC and shower, window to the side.



Bedroom 2: 11' 10" x 8' 6" (3.614m x 2.593m)
Professionally fitted bedroom furniture giving wardrobes, matching freestanding dressing table bridging cabinets, uPVC window enjoying the aspect over the front garden, radiator.



Bedroom 3: 8' 7" x 8' 5" (2.616m x 2.558m)
Professionally fitted bedroom furniture providing wardrobes and bridging cabinets, radiator, uPVC window enjoying the aspect over the front garden.



Bedroom 4: 7' 7" x 8' 7" (2.304m x 2.619m)
uPVC window overlooking the rear garden, radiator, new flooring in the spring of 2025.

