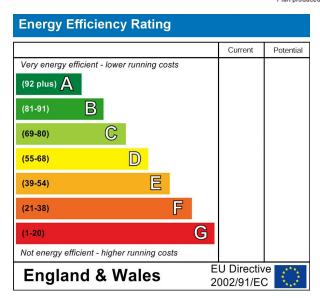
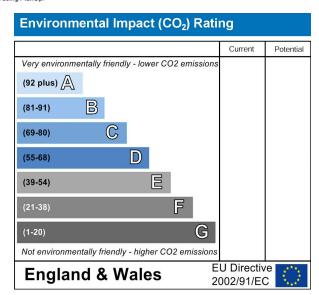


# Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or gaurantee unless specifically mentioned.









Clandeboye, Fleet Street, Horwich, Bolton, Greater Manchester, BL6 6BD

Superbly presented and spacious family home with potential for expansion to the side ( plans have been submitted for double story extension ) The property is located on this highly sought after quiet residential street, within easy reach of local amenities, schools, shops and open countryside. Southerly facing gardens. Viewing is a must to appreciate all that is on offer.

# Offers In The Region Of £425,000













Located on this quiet residential street just on 

Entrance Hall stunning four bedroom detached house offers carpeted stairs to first floor landing, door to: fantastic accommodation set within a generous plot. The property offers excellent accommodation and planning has been UPVC double glazed bay window to front, 14'0" x 9'7" (4.26m x 2.92m) submitted for a double story extension to the utility room and conservatory. To the first floor door to there are four bedroom all with fitted robes and a bathroom fitted with a modern three piece suite. Outside there are beautiful southerly facing gardens with mature flower and shrub borders and spacious patio area and large lawn, a single garage to the front and large storage shed to the rear both with power and light. Ideally located for access to local amenities, shops, schools and countryside this Kitchen is a property not to be missed.

## Porch

UPVC double glazed window to front, laminate flooring, half height ceramic tiling to all walls, part glazed entrance door, door to:

frosted double glazed window to side, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboard under Utility and mixer tap, low-level WC and half height 6'9" x 5'3" (2.06m x 1.61m) ceramic tiling to all walls, radiator, laminate Fitted with a matching range of oak base and flooring.

# Dining Room

11'5" x 10'8" (3.48m x 3.25m)

feature fireplace with marble hearth, cast-solid Half brick with uPVC double glazed windows,

12'5" x 16'2" (3.78m x 4.92m)

UPVC double glazed window to side, window door to: to side, fireplace with ornate surround and marble hearth, two double radiators, coving to ceiling, uPVC double glazed french doors,

12'5" x 7'1" (3.78m x 2.15m)

base and eye level units with complementary shelving, double radiator. granite worktop space over, 1+1/2 bowl china sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher, built-in gas range with extractor UPVC double glazed window to front, uPVC hood over, uPVC double glazed window to rear, Feature cast iron single radiator, ceramic tiled flooring, open plan to:

eye level units with complementary worktop space over, wall mounted gas oil-fired

combination boiler serving heating system and the outskirts of Horwich town centre this Cast iron feature double radiator, picture rail, domestic hot water, plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring, door to:

side. see attached photos. At present the fuel burner stove with glass door in chimney, polycarbonate roof and power and light property comprises :- Entrance porch, w.c. Feature cast iron single radiator, laminate connected, window to rear, two windows to Entrance hall. lounge, dining room, kitchen, flooring, picture rail, open plan to Kitchen, side, double radiator, ceramic tiled flooring, double glazed patio doors to garden.

# Landing

UPVC frosted double glazed window to side,

# **Bedroom 1**

12'8" x 12'5" (3.86m x 3.79m)

UPVC double glazed window to rear with views of gardens and countryside, uPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three Fitted with a matching range of oak fronted fitted double wardrobes with hanging rails and

11'6" x 10'9" (3.51m x 3.27m)

UPVC double glazed bay window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, double radiator, laminate flooring.

## Bedroom 3

8'2" x 12'5" (2.49m x 3.79m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with













cupboard.

# Bedroom 4

7'0" x 7'4" (2.13m x 2.23m)

UPVC frosted double glazed window to side, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving and drawers, laminate pathway leading to front entrance door and flooring.

## **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under,

hanging rails and shelving, radiator, laminate drawers and mixer tap and low-level WC, full garden shed with power and light connected, flooring, picture rail, built-in over-stairs storage height ceramic tiling to all walls, extractor fan, outside cold water tap, security lighting. uPVC frosted double glazed window to rear, frosted double glazed window to rear, radiator, laminate flooring

## Outside

Established front garden, enclosed by stone walls to front and sides, lawned area, paved mature flower and shrub borders, detached garage with power and lighting.

Private side and rear gardens, enclosed by timber fencing and mature hedge to rear and sides, large paved patio with steps down to lawned area and well stocked mature ornamental flower and shrub borders, timber