



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 guarantee unless specifically mentioned.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 the outskirts of Horwich town centre this stunning four bedroom detached house offers fantastic accommodation set within a generous plot. The property offers excellent accommodation and planning has been submitted for a double story extension to the side. see attached photos. At present the property comprises :- Entrance porch, w.c. Entrance hall, lounge, dining room, kitchen, utility room and conservatory. To the first floor 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 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:

WC
UPVC double glazed window to front, uPVC frosted double glazed window to side, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and half height ceramic tiling to all walls, radiator, laminate flooring.

Entrance Hall
Cast iron feature double radiator, picture rail, carpeted stairs to first floor landing, door to:

Dining Room
11'5" x 10'8" (3.48m x 3.25m)
UPVC double glazed bay window to front, feature fireplace with marble hearth, cast- solid fuel burner stove with glass door in chimney, Feature cast iron single radiator, laminate flooring, picture rail, open plan to Kitchen, door to:

Lounge
12'5" x 16'2" (3.78m x 4.92m)
UPVC double glazed window to side, window to side, fireplace with ornate surround and marble hearth, two double radiators, coving to ceiling, uPVC double glazed french doors, door to:

Kitchen
12'5" x 7'1" (3.78m x 2.15m)
Fitted with a matching range of oak fronted base and eye level units with complementary 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 hood over, uPVC double glazed window to rear, Feature cast iron single radiator, ceramic tiled flooring, open plan to:

Utility
6'9" x 5'3" (2.06m x 1.61m)
Fitted with a matching range of oak base and eye level units with complementary worktop space over, wall mounted gas oil-fired

combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring, door to:

Conservatory
14'0" x 9'7" (4.26m x 2.92m)
Half brick with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, two windows to side, double radiator, ceramic tiled flooring, double glazed patio doors to garden.

Landing
UPVC frosted double glazed window to side, door to:

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 double wardrobes with hanging rails and shelving, double radiator.

Bedroom 2
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



hanging rails and shelving, radiator, laminate flooring, picture rail, built-in over-stairs storage 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 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,

drawers and mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, laminate flooring.

Outside
Established front garden, enclosed by stone walls to front and sides, lawned area, paved pathway leading to front entrance door and 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

garden shed with power and light connected, outside cold water tap, security lighting.