

Roslind Chorley Old Road, Horwich, Bolton, Lancashire, BL6 6BG



£380,000

A stunning extended 4 bed semi detached, open plan kitchen, living dining with bi-folding doors, utility, hall, W.C., lounge, 4 beds, master en-suite with walk in dressing room, separate shower room, driveway stunning tiered gardens, summer house, viewing is absolutely essential.



'Roslind' A simply stunning residence commanding an exceptional plot on Chorley Old road, Horwich extended and finished to a high specification offering modern, flexible living accommodation throughout. The property has been extended and developed by the current owners briefly comprising, porch, hall, lounge, utility with W.C., open plan kitchen, living diner with bi-folding doors leading to the outside and door leads to integral garage. On the upper level there are four bedrooms, the master benefiting from walk in dressing room and en-suite. There is also an additional three piece shower room. Outside to the front a gated driveway offering off road parking. To the rear tiered gardens with decked, Indian stone patio and lawned gardens with storage under the house and purpose built summer house with power and light. The property has been finished to a high standard throughout and is located within easy reach to the village centre of Horwich offering cafes, wine and cocktail bars, restaurants, pubs, shops and local businesses. Local regarded nursery, primary and secondary schools are within proximity along with Middlebrook retail park, motorway access, train station and bus routes. Early viewing is essential to fully appreciate the accommodation on offer.

Porch

Entrance porch with stained glass and leaded window, glass panelled door leads to entrance hall.

Hall

Access from the porch, stairs rise to upper level, doors lead to further accommodation, wall mounted radiator, Karndean flooring.

Lounge 12'8" x 11'3" (3.85m x 3.42m)

Access from the hall to lounge with double glazed bay window to front elevation, power points, wall mounted radiator, Karndean flooring.

Kitchen Living Diner 23'7" x 21'5" (7.18m x 6.54m)

Access from the hall to a stunning open plan area with bespoke fitted kitchen with matching wall and base units with granite work tops, integrated coffee machine, two ovens, microwave, dishwasher, separate hob with extractor, space for fridge freezer, inset sink, separate Island, space for dining, media unit dual sets of bi-folding doors leading to rear, power points, Karndean flooring, door to garage, seating area.

Garage

Integral garage (cannot be used for car storage) with doors to front, door from kitchen, power points, light, useful storage area.

Utility 4'4" x 15'2" (1.31m x 4.63m)

Access from the hall to utility with a range of base units with contrasting butcher block style work surfaces, power points, plumbed for washing facilities, double glazed window to rear, Karndean flooring, door to W.C.



WC

Two piece with low level W.C., vanity wash basin, wall mounted heated towel rail, Karndean flooring, double glazed window.

Landing

Stairs rise to upper level, door lead to further accommodation.

Master Bedroom 10'7" x 17'9" (3.22m x 5.40m)

Master suite with double glazed window to front elevation, power points, wall mounted radiator, door leads to dressing room.

Dressing Room 10'7" x 5'7" (3.23m x 1.70m)

Accessed from the Master suite with fitted units providing storage and hanging space.

En-suite

Spacious suite en-suite to the master accessed via the dressing room with low level W.C., tiled panelled bath, walk in double shower, vanity wash basin, tiled floor, partial tiled elevations, wall mounted heated towel rail, double glazed frosted window.

Bedroom 2 12'1" x 11'5" (3.68m x 3.48m)

Good sized double room with double glazed window, space for free standing or built in wardrobes, power points, wall mounted radiator.

Bedroom 3 11'9" x 8'6" (3.59m x 2.60m)

Another exceptional sized room with power points, wall mounted radiator, power points, space for free standing or built in wardrobes.

Bedroom 4 7'3" x 7'6" (2.20m x 2.29m)

Accessed from the landing to bedroom four with double glazed window to front elevation, power points, wall mounted radiator.

Shower Room

Contemporary suite with walk in double shower, low level W.C., vanity wash basin, partial tiled elevations, double glazed frosted window.

Outside

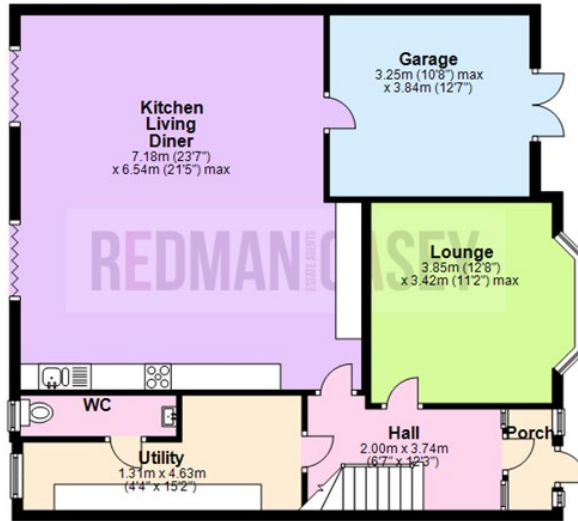
To the front a block paved & Tarmac driveway with gated access to front and brick wall and foliage to border.

To the rear a decked area accessed via the bi-folding doors from the kitchen living dining with frosted glass balustrade with steps leading down to a second tier with Indian stone patio, under the property there is further storage. Steps lead down to a lawned garden area with decked section with summer house with power and light. The gardens also have exterior lighting for the summer evenings, the overall plot is ideal for families and outdoor entertaining. There are lush green borders of foliage, bushes and seasonal plants and flowers.



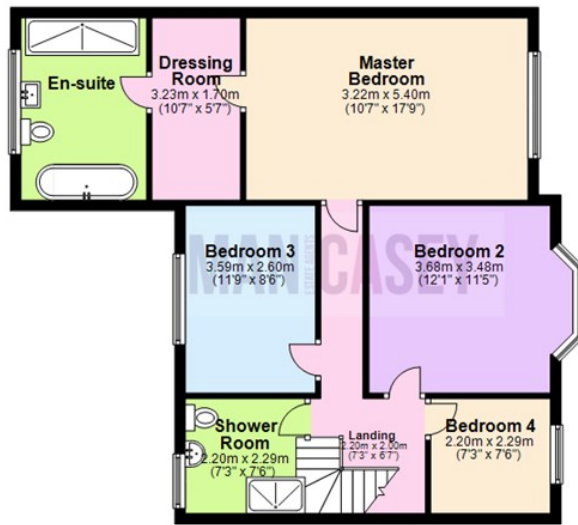
Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.6 sq. feet)



Total area: approx. 172.9 sq. metres (1861.6 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		
	75	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	71	79
England & Wales	EU Directive 2002/91/EC	

