REDMAN CASEY ESTATE AGENTS

15 Hazel Pear Close, Horwich, Bolton, BL6 5GS

Offers In The Region Of £280,000

Deceptively spacious three story modern semi detached property, situated in this popular residential area. Offering excellent family accommodation with four bedrooms and two bathroom. Well presented throughout, modern fixtures and fittings. Superb master suite with dressing area and ensuite shower room. Ideally located for access to local amenities, schools and transport links for road and rail.

- 4 Bedroom Semi Detached
- Spacious Lounge Diner
- En Suite and Dressing Room to Main Bedroom
- EC Rating C
- Set Over 3 Floors
- 3 Double Bedrooms & 1 Single
- Gardens and Parking
- Council Tax Band D

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Located on this superb residential estate offering excellent access to local amenities, schools and rail and motorway network. This four bedroom semi detached property is set out over three floors and comprises:- Entrance hall, cloakroom w.c. modern fitted kitchen and lounge diner. To the first floor there are three bedrooms (two double and one single) and a family bathroom. To the second floor there is a master suite with master bedroom with fitted robes, open plan dressing area with fitted robes and ensuite shower room. Outside there are enclosed gardens to the rear with patio and artificial lawned area, open plan gardens to the front, Double length driveway situated to the rear of the property with parking for two cars. The property is in excellent condition throughout and is worthy of inspection to appreciate what is on offer.

Entrance Hall
Radiator, laminate flooring, carpeted stairs to first floor landing, double glazed composite entrance door, door to:

WC
Fitted with two piece white suite comprising, corner pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Kitchen 12'6" x 8'2" (3.80m x 2.49m)
Fitted in 2023 with a matching range of modern pale slate blue base and eye level with drawers , cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted double oven, four ring hob with pull out extractor hood over, window to front, window to side, radiator, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water.

Lounge/Diner 16'5" x 15'0" (5.01m x 4.56m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door.

Landing
Built-in airing cupboard housing, factory lagged hot water cylinder, radiator, carpeted stairs to second floor landing, door to:

Bedroom 2 15'0" x 8'4" (4.57m x 2.55m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

Bedroom 3 11'8" x 8'4" (3.56m x 2.55m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator, door to:

Bedroom 4 8'8" x 6'5" (2.64m x 1.96m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite with comprising, deep panelled bath with shower over, wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, extractor fan, shaver point, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Landing
Door to:

Bedroom 1 22'10" x 15'0" (6.96m x 4.56m)
UPVC double glazed window to front, double glazed velux skylight to rear, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, built-in over-stairs storage cupboard, two radiators, door to:

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En-suite
Fitted with three piece white suite with comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower cubicle and low-level WC, extractor fan, shaver point, double glazed velux skylight to rear, radiator, vinyl flooring.

Outside
Open plan front garden with lawned area and shrub borders, paved pathway leading to front entrance door. Private rear garden, enclosed by brick wall and timber fencing to rear and sides with artificial lawned area and paved pathway leading to rear pedestrian gate to a parking space for two cars at the rear of the property, timber garden shed.

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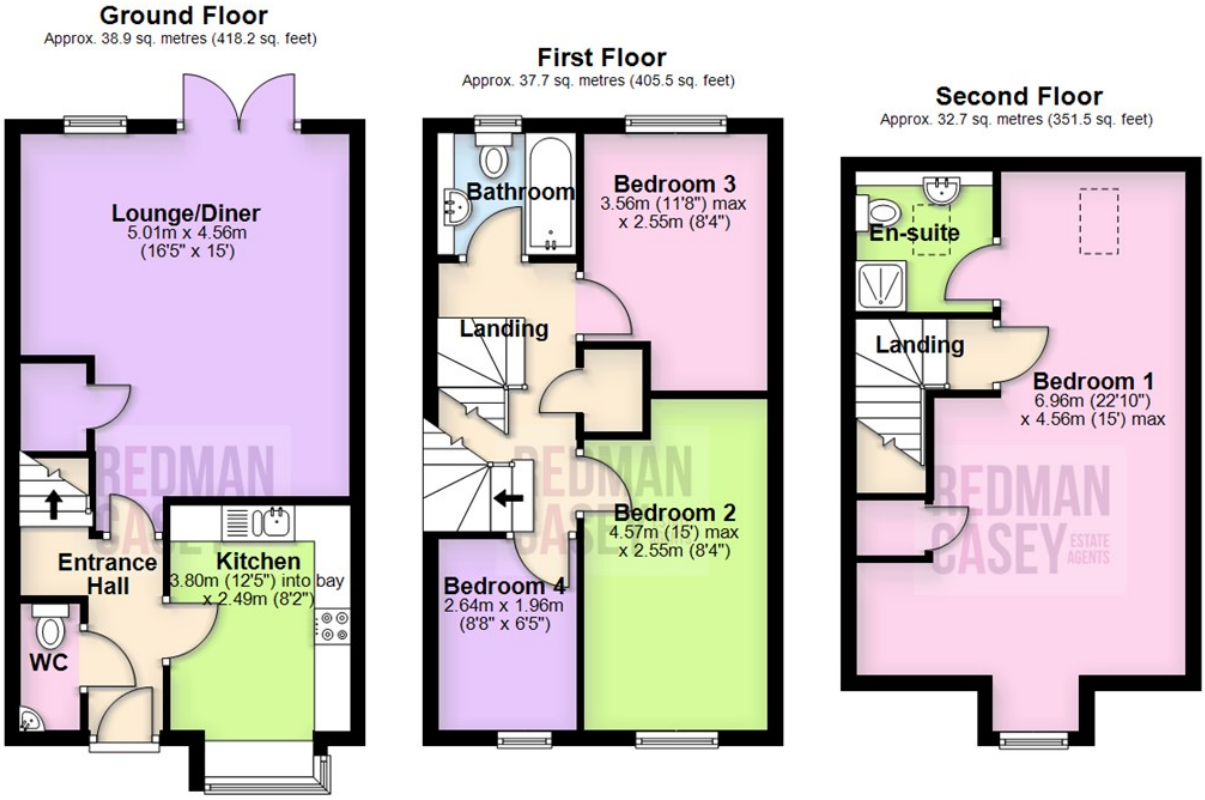
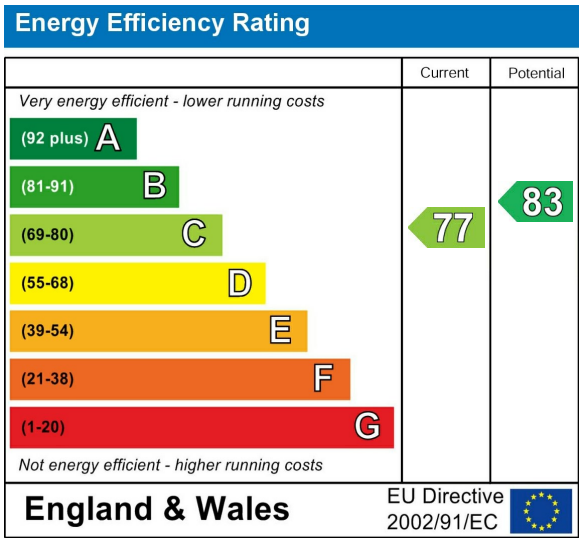
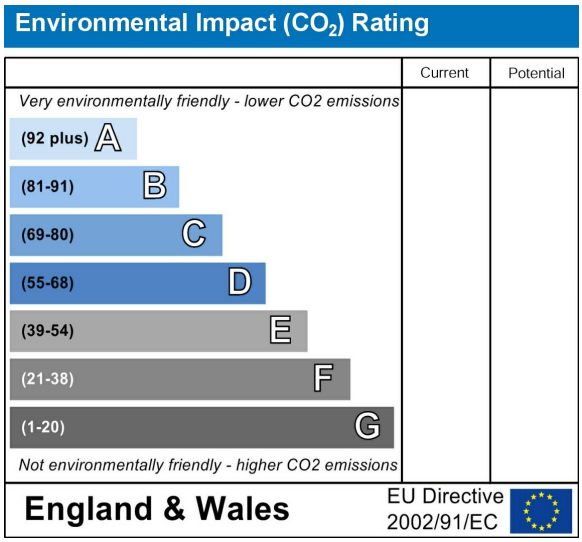


Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

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.





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