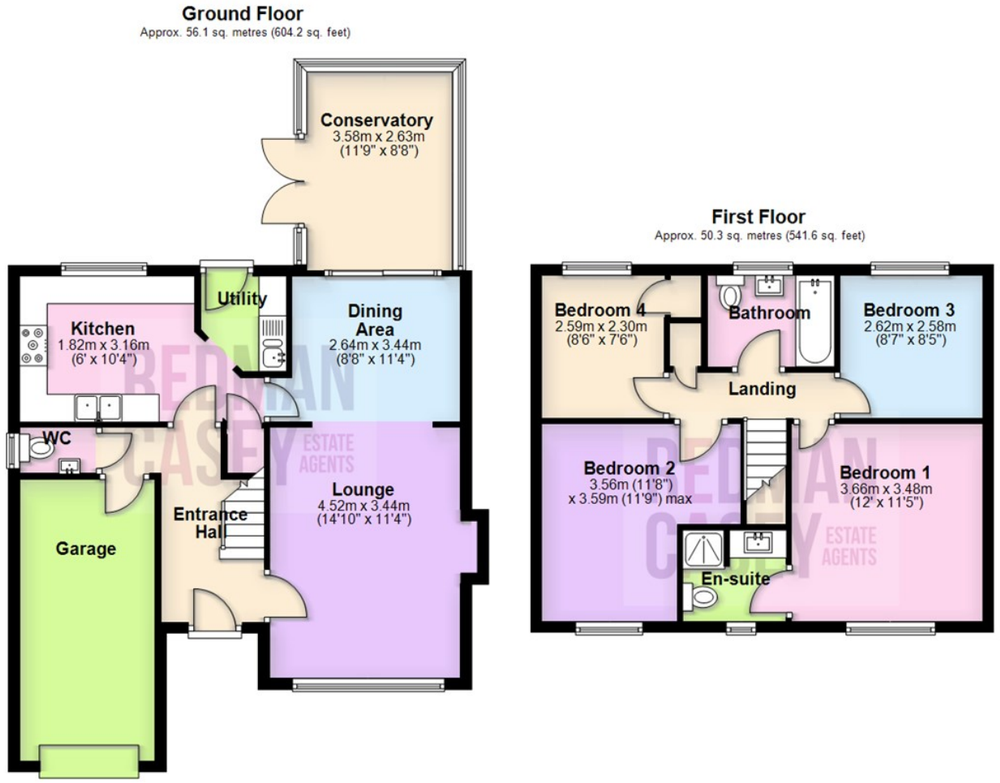
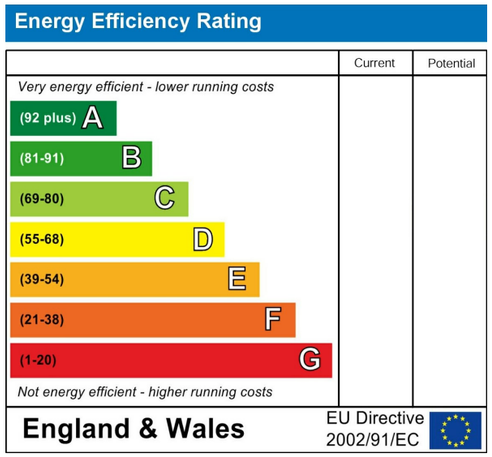
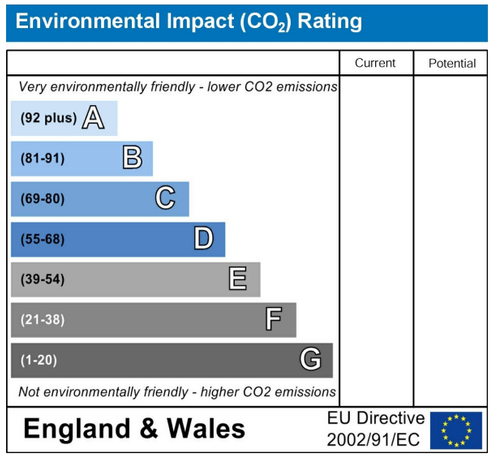
REDMAN CASEY ESTATE AGENTS



Total area: approx. 106.4 sq. metres (1145.7 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.





25 Rotherhead Close, Horwich, Bolton, BL6 5UG

Superbly presented and improved 4 bedroom detached property located on this highly popular residential estate. Offering excellent accommodation throughout along with access to sought after local schools, withing easy reach of shopping and transport networks for both motorway and rail line to Preston, Manchester and beyond. The property must be viewed to appreciate the size and condition on offer.

Offers In The Region Of £370,000

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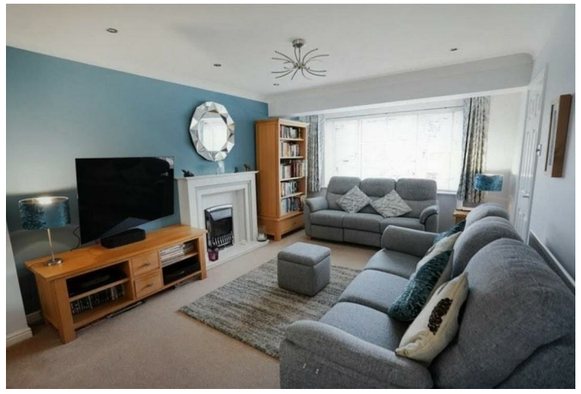

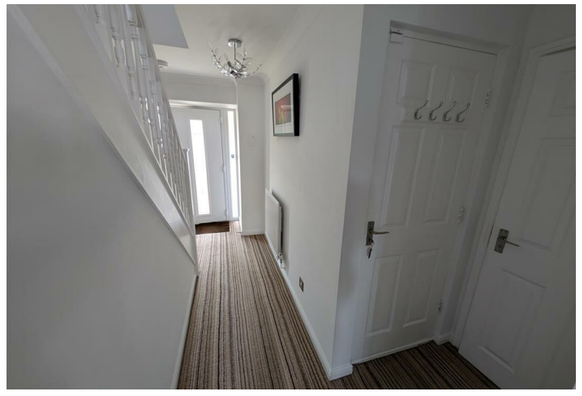
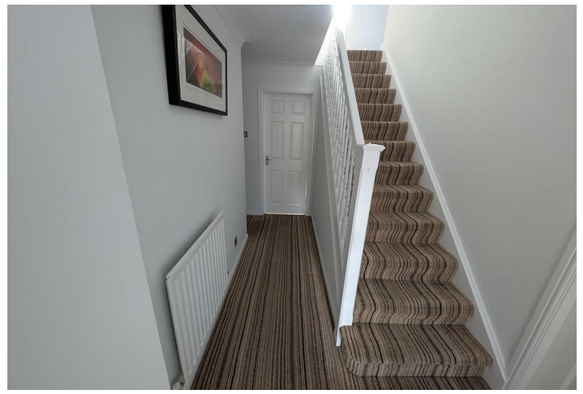

A Deceptively Spacious & Beautifully Presented Four Bedroom Detached Home

Tucked away in a highly sought after Horwich cul de sac, this modern four bedroom detached property offers an exceptional blend of space, style and convenience. Perfectly positioned for access to local amenities, shops and well regarded schools, it also provides excellent transport links to Manchester, Preston and beyond via both motorway and rail, ideal for commuters and families alike.

Step inside and you'll find a thoughtfully designed layout comprising a welcoming entrance hall, cloakroom WC, generous lounge flowing seamlessly into the dining area, a bright conservatory, a modern fitted kitchen with separate utility room, and an integral single garage.

Upstairs, the home continues to impress with four well proportioned bedrooms, including a spacious master complete with ensuite shower room. A contemporary family bathroom with a stylish three piece suite completes the first floor.

Outside, the property offers ample parking for three vehicles at the front, while the west facing rear garden provides a private and sunny afternoon retreat with decking and lawned areas, perfect for relaxing or entertaining.

This is a home that truly needs to be viewed to appreciate the quality, space and lifestyle on offer.

Entrance Hall
A bright and welcoming entrance featuring a composite double glazed door with matching side panels, radiator, and staircase leading to the first floor.

WC
Modern two piece suite with vanity wash basin, mixer tap, tiled splashback, low level WC, radiator, laminate flooring, and modern UPVC frosted window.

Lounge
14'10" x 11'3" (4.52m x 3.44m)
A stylish and comfortable living space with modern UPVC double glazed front window, living flame effect Gas fire with feature surround, radiator, coving, and recessed spotlights. Open plan flow into:

Dining Area
8'8" x 11'3" (2.64m x 3.44m)
Ideal for family meals and entertaining, with radiator, coving, recessed spotlights, and double glazed patio doors leading to the conservatory.

Conservatory
A fantastic additional living space with half brick construction, UPVC double glazed windows, polycarbonate roof, ceiling fan, power and lighting, ceramic tiled flooring, underfloor heating, and double doors to the garden.

Kitchen
6'0" x 10'4" (1.82m x 3.16m)
Beautifully fitted with cream fronted base and eye level units, under lighting, contrasting worktops, twin bowl Belfast sink with mixer tap, integrated larder fridge, and range with gas hob and electric ovens with built-in hob extractor, Combination Microwave/Grill, and coffee machine. Breakfast bar with views of the rear garden. Includes an under stairs storage cupboard and Vinyl flooring.to utility

Utility
5'8" x 5'1" (1.72m x 1.56m)
Matching units with stainless steel sink, tiled splashbacks, wall mounted gas boiler, radiator, laminate flooring, and composite stable door to the garden.

Landing
Airing cupboard with storage.

Bedroom 1
12'0" x 11'5" (3.66m x 3.48m)
Spacious double bedroom with wardrobes, modern UPVC front window with views of Winter hill, radiator, laminate flooring, and wall lights.

En-suite
Modern three piece suite including shower cubicle, vanity basin, low level WC, full height tiling, heated mirror with lighting, Built-in ceiling bluetooth speaker, extractor fan, radiator, laminate flooring, and UPVC frosted window.

Bedroom 2
11'8" x 11'9" (3.56m x 3.59m)
Generous double bedroom with UPVC front window with views of Rivington Pike and Winter Hill, radiator and carpet.

Bedroom 3
8'7" x 8'6" (2.62m x 2.58m)
Rear facing bedroom with UPVC window, carpet and radiator.

Bedroom 4
8'6" x 7'7" (2.59m x 2.30m)
Rear facing room with integral storage area, radiator, carpet and UPVC window overlooking the rear garden.

Bathroom
Luxurious modern suite featuring a deep panelled Air jet bath with colour changing lighting and shower, pedestal wash basin, low level WC, full height tiling, heated towel rail, extractor fan, heated illuminated mirror, Bluetooth ceiling speaker, and UPVC frosted window.

Outside
Front - Open plan lawned garden with large width tarmac driveway providing parking for three vehicles, leading to the integral garage. Includes electric vehicle charger on side of property

Rear - A beautifully maintained and private outdoor space with timber decking, lawn, raised flower and shrub borders for low maintenance, aluminium greenhouse, Dutch style timber shed, raised pond, and gated side access

Garage
Integral single garage with power and lighting, remote controlled electric up and over door, and space for washing machine, fridge/freezer, and tumble dryer.

Local Area
Transport links
Roads
Easy access to M61 Junction 6

Bus
Situated within the boundaries of Manchester Beeline network.
Easy access to Stagecoach route 125 Bolton-Chorley-Preston

Rail
Blackrod rail station 10 mins walk serving Manchester Airport-Manchester-Bolton- Preston.
Horwich Rail station 2 miles away

Walking
Rivington reservoirs and Winterhill are all within a short distance

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