



Total area: approx. 128.1 sq. metres (1378.8 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

20 Angelbank, Horwich, Bolton, BL6 5GX

Superbly presented and extended 4 bedroom detached property located on this highly desirable estate offering excellent accommodation and access to local shops, schools and train and motorway access. Four generous bedroom all with built in wardrobes en suite and family bathroom spacious reception rooms and stunning Orangery with large rear garden, spacious parking and garage make this a property not to be missed viewing is essential to appreciate all that is on offer.

Offers In The Region Of £329,995







Located within easy reach of Blackrod Rail station M61 Junction 6, local schools and shops along with Middlebrook retail park and Rivington Country park make this an ideal family property. Offering excellent accommodation the property has been updated and extended by the current owner to comprise :- Entrance hall, w.c, dining room, lounge with bay overlooking rear garden, re fitted kitchen open plan to a superb orangery. To the first floor there are four generous bedrooms all with built in wardrobes the master having a three piece ensuite shower room and a family bathroom fitted with a three piece white suite. Outside there is a double width driveway tho the front with parking for 2 cars leading to a single garage and a gravelled garden. to the rear is a spacious garden with paved patio artificial lawn and gravelled areas and summerhouse. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**  
Built-in under-stairs storage cupboard, radiator, karndeian tiled flooring, coving to ceiling, stairs to first floor landing, double glazed entrance door, door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, karndeian tiled flooring, coving to ceiling.

**Dining Room**  
9'1" x 8'11" (2.77m x 2.71m)  
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

**Lounge**  
11'8" x 16'6" (3.56m x 5.02m)  
UPVC double glazed bay window to rear, uPVC double glazed window to side, coal effect gas fire set in timber surround and marble effect inset and hearth, two double radiators, oak flooring, coving to ceiling.

**Kitchen**  
15'5" x 8'11" (4.69m x 2.71m)  
Fitted with a matching range of oak effect base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, corner display unit, 1+1/2 bowl china sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, built-in eye level electric fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to side, two radiators, karndeian tiled flooring, open plan to:

**Orangery**  
Half brick construction with uPVC double glazed windows, double glazed roof, power and light connected, three windows to side, window to rear, two double radiators, laminate flooring, ceiling with recessed spotlights, uPVC double glazed double door, door to:

**Garage**  
Attached single garage with side door, power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

**Landing**  
Built-in storage cupboard, door to:

**Master Bedroom**  
10'11" x 13'1" (3.33m x 3.99m)  
UPVC double glazed window to front, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

**En-suite Shower Room**  
Fitted with three piece suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, drawers, matching mixer tap and tiled splashback, low-level WC and half height ceramic tiling to all walls, shaver point, uPVC frosted double glazed window to front, radiator.

**Bedroom 2**  
12'10" x 8'10" (3.91m x 2.70m)  
UPVC double glazed window to front, built-in double wardrobe(s) with hanging rails and shelving, radiator, coving to ceiling, double door, door to:

**Bedroom 3**  
11'11" x 8'2" (3.62m x 2.49m)  
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, coving to ceiling, double door, door to:



**Bedroom 4**  
10'11" x 8'10" (3.33m x 2.70m)  
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, coving to ceiling, double door, door to:

**Bathroom**  
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, tiled flooring.

**Outside**

Front garden, enclosed by fencing and mature hedge to front and sides with gravelled area, paved pathway and mature shrub borders with floral bed, double width tarmac driveway to the front leading to garage and with car parking space for two cars.  
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, side gated access with artificial lawn and gravelled areas, timber summerhouse, mature flower and shrub borders, security and courtesy lighting.