

**8 Ealand Chase, Horwich, Bolton, Lancashire, BL6 5HJ**



## **Offers Around £365,000**

Well presented extended four bedroom detached property, located in a quiet and very popular residential location, close to major road and rail links local shops, schools and easy access to Rivington Country Park. This property benefits from off road parking for up to four vehicles, garage, two En-Suite bedrooms and a family bathroom, utility room, conservatory enclosed garden with patio dining area. Fully double glazed and gas central heating viewing is highly recommended to appreciate the condition, location and all this detached home has to offer.

- Detached
- Conservatory
- Off Road Parking For 4 Vehicles
- Enclosed Rear Garden
- Four Bedroom
- Garage
- Extended
- Patio Dining Area



Well presented four bedroom extended detached property, located in a very popular and quiet location, this well presented four bed home is close the major road and rail links making commute to Manchester or Preston very convenient, local schools and all amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen, utility ,WC, conservatory. garage. To the first floor there are four bedrooms two of which are En-Suite and a family bathroom. To the outside there is off road parking for up to four vehicles. To the rear there is a enclosed garden with lawn area mature planting of shrubs and flowers, paved dining patio area, garden shed. This home is fully double glazed with gas central heating and is highly recommended for viewing to appreciate the location condition and all this property has to offer.

### Hall

Radiator, stairs, uPVC double glazed entrance door to front,

### Lounge 14'5" x 13'9" (4.39m x 4.20m)

UPVC double glazed window to front, fireplace, coal effect gas fire set in feature surround, double radiator, open plan, :

### Dining Room 11'3" x 7'11" (3.43m x 2.42m)

Radiator, double door,

### Kitchen 11'3" x 10'10" (3.43m x 3.30m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel butler style sink with mixer tap and ceramic tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, window to rear, radiator, door to Storage cupboard.

### Utility Room 6'1" x 6'4" (1.86m x 1.92m)

Fitted with a matching range of base and eye level units and cupboards with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, radiator, uPVC double glazed entrance door to rear, door to:

### WC

UPVC frosted double glazed window to side, two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, :

### Conservatory

UPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double glazed double door to side,:

### Garage

Attached single garage, metal up and over door, power and lighting.



## Landing

### Bedroom 1 20'3" x 8'3" (6.17m x 2.52m)

UPVC double glazed window to rear, radiator, :

### En-suite

Three piece suite comprising pedestal wash hand basin, recessed tiled shower enclosure and low-level WC, uPVC frosted double glazed window to side, radiator.

### Bedroom 2 12'10" x 8'4" (3.90m x 2.54m)

UPVC double glazed window to rear,

### En-suite

Three piece suite comprising pedestal wash hand basin, recessed tiled double shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to front, heated towel rail.

### Bedroom 3 9'7" x 9'4" (2.91m x 2.85m)

UPVC double glazed window to front, radiator,

### Bedroom 4 8'7" x 6'10" (2.62m x 2.08m)

UPVC double glazed window to rear, radiator.

## Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin in vanity unit with storage under, mixer tap and full height ceramic tiling to three walls and low-level WC, uPVC frosted double glazed window to front, heated towel rail.

## Landing

Door to:

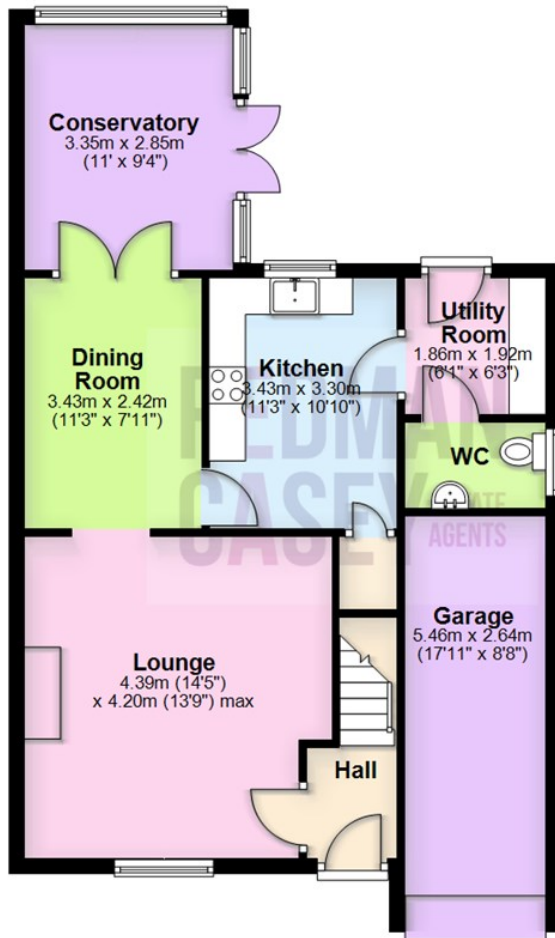
## Outside Rear

Enclosed garden with mature planting garden storage shed, paved patio dining area and mature planting of shrubs and flowers.



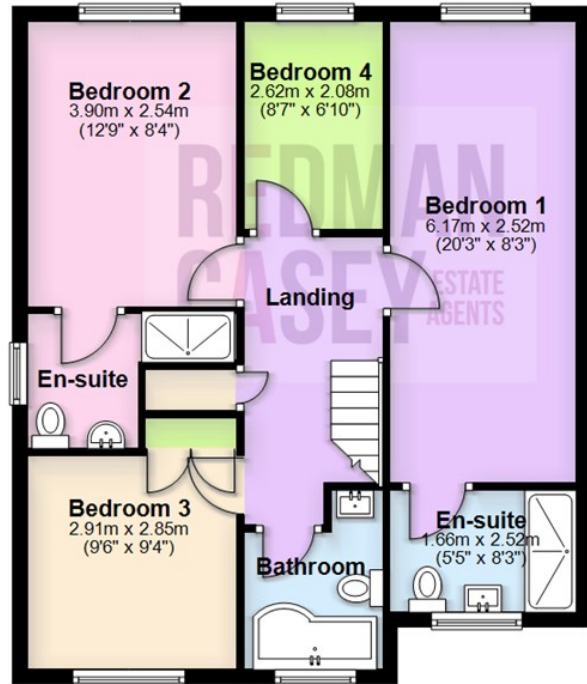
### Ground Floor

Approx. 74.1 sq. metres (797.1 sq. feet)



### First Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 136.5 sq. metres (1469.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

