

**192a Brownlow Road, Horwich, Bolton, BL6 7ER**



## **Offers Around £350,000**

Well presented freehold four bedroom semi detached property, Amazing quiet location close to the Rivington Country Park with easy access for country walks or the more energetic cycle trails, local primary and secondary schools and all local amenities. This spacious home benefits from off road parking, double glazing, gas central heating, en-suite to master bedroom, large rear garden fully enclosed with patio seating area. This spacious four bedroom home is recommended for viewing to appreciate the location, condition and all that is on offer.

- 4 Bedroom
- Extended
- Freehold
- Enclosed Extensive Rear Garden
- Council Tax Band D
- Semi Detached
- Under Floor Heating
- Patio Dining Area
- Off Road Parkin
- EPC Rating C



Spacious well presented four bedroom freehold semi detached property located in a very popular quiet area. Close to Rivington Country Park, local primary and secondary schools, and all local amenities. This extended property comprises:- Entrance porch, hallway, storage, WC. kitchen dining room, utility. To the first floor there are three bedrooms and a family bathroom with the master with En-suite being on the second floor. Benefitting from off road parking, storage in hallway, utility, large extended kitchen diner, extensive gardens to rear with patio dining and entertaining area, fully double glazed, under floor heating to the ground floor. Viewing is essential to appreciate the size, condition and the location of this home.



**Inner Porch 4'6" x 8'3" (1.36m x 2.52m)**

UPVC opaque double glazed window to front, uPVC double glazed entrance door to front,

**Hallway 15'4" x 8'3" (4.68m x 2.52m)**

Stairs, Storage cupboard's, :

**Lounge 15'3" x 14'4" (4.64m x 4.36m)**

UPVC double glazed box window to front.

**WC 3'4" x 3'3" (1.02m x 1.00m)**

Two piece suite comprising, vanity wash hand basin in vanity unit with mixer tap and tiled splashback and low-level WC.



**Kitchen/Dining Room 13'7" x 21'2" (4.14m x 6.45m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and ceramic tiled splashbacks, built-in dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to rear, column radiator, secure uPVC double glazed entrance tri-fold door to rear, :



**Utility Room 4'7" x 10'8" (1.39m x 3.25m)**

Plumbing for automatic washing machine, vent for tumble dryer, uPVC frosted double glazed window to side.

**Landing 6'8" x 8'6" (2.04m x 2.58m)**

Door to:

**Master Bedroom 14'0" x 17'3" (4.26m x 5.26m)**

UPVC double glazed window to rear, radiator, range of fitted wardrobe's with hanging, and shelving.





**En-suite 9'6" x 3'8" (2.90m x 1.11m)**

Three piece suite with comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashback, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

**Bedroom 2 9'9" x 14'1" (2.96m x 4.29m)**

UPVC double glazed window to rear, radiator.

**Bedroom 3 10'1" x 14'1" (3.08m x 4.29m)**

UPVC double glazed window to front, radiator, :

**Bedroom 4 7'0" x 10'7" (2.14m x 3.23m)**

UPVC double glazed window to front, radiator.

**Landing 6'8" x 8'6" (2.04m x 2.58m)**

Stairs, :

**Bathroom 6'3" x 8'11" (1.91m x 2.72m)**

Three piece suite with comprising, deep panelled bath with shower over, telephone style mixer tap and folding glass screen, pedestal wash hand basin with folding glass screen and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, heated towel rail.

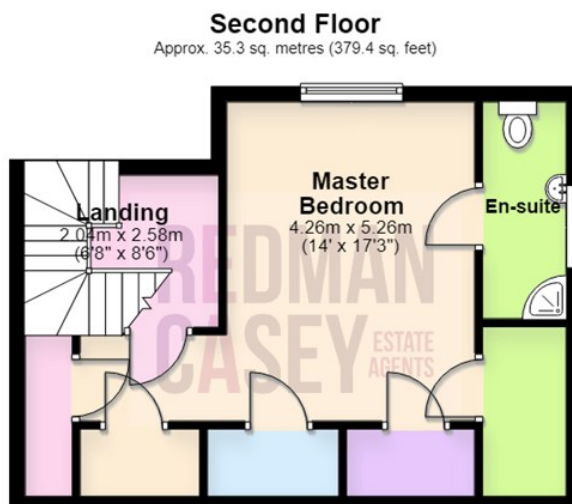
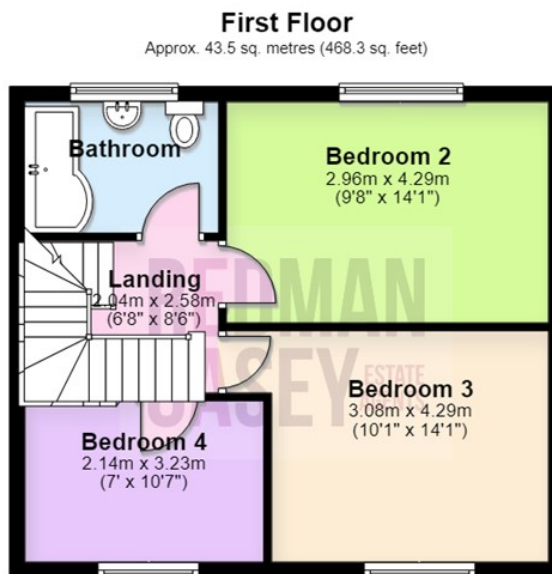
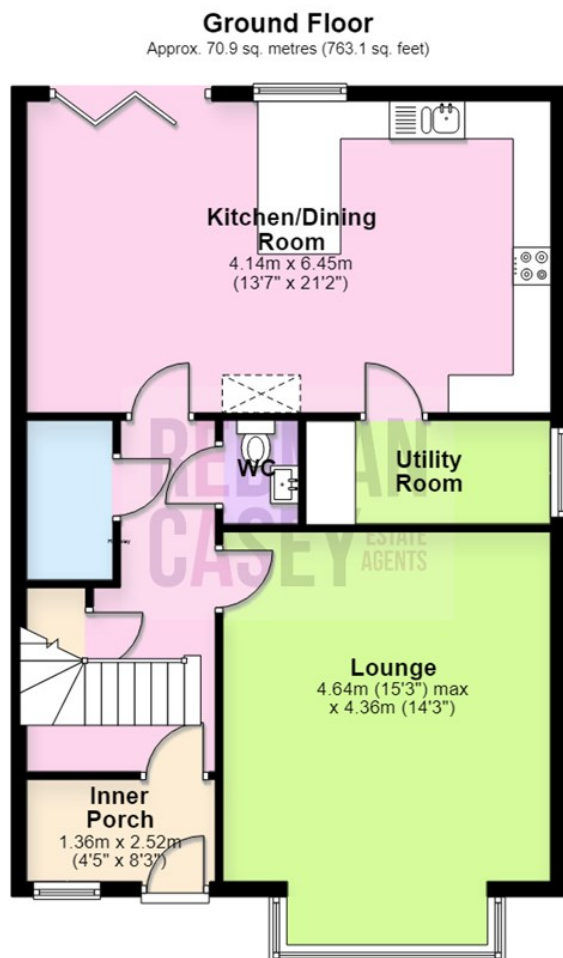
**Outside Front**

Off road parking for a number of vehicle's.

**Outside Rear**

Enclosed rear garden with patio dining area, play area and garden area.





Total area: approx. 149.7 sq. metres (1610.9 sq. feet)

#### 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<br>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<br>2002/91/EC |           |

