



*Brooklands*  
Horwich

**Miller Metcalfe**  
*Every step of the way*



# Brooklands

Horwich

Detached



4



2

EPC Rating - D

\*\*\*FANTASTIC FAMILY HOME, CUL DE SAC LOCATION, WALK IN CONDITION\*\*\*

Ideal for any growing family looking to up-size, this immaculate property is a true credit to its current owners and is perfect for a family looking to make their move to a new family home that boasts an abundance of indoor and outdoor living space. In the heart of a popular and family-friendly area of Horwich, this is not an opportunity you can sleep on. Viewing is essential for this property!

This has got to be one of the handiest locations in Horwich as you have everything at your fingertips.

Horwich Parkway train station just a few minutes' drive where you have direct links with Manchester. Grab your boots and just a hop skip and a jump away you are at Rivington which opens up to stunning walks and countryside to enjoy. If you fancy dining out then you have a choice of restaurants, pubs and cafes on the doorstep too.

To the ground floor, the property briefly comprises; entrance porch providing access to two reception rooms, downstairs WC, modern fitted kitchen and inner hall with stairs to the first floor. To the first floor; landing with doors to four bedrooms, three -piece bathroom, storage cupboard, and water cylinder cupboard, with the master bedroom boasting a three-piece en-suite shower room and all bedrooms have bespoke fitted furniture.

Externally, standing in an elevated position, the property boasts a large laid to lawn garden, steps leading to the front door and driveway for two cars. A single garage provides additional storage space. To the rear a beautiful tiered landscaped rear garden, patio and decked area with plenty of thought as to where to catch the summer rays.

#### TENURE

Freehold

#### COUNCIL TAX

Band: D

Annual Price: £1,960 approx

#### MOBILE COVERAGE

EE - Low

Vodafone - High

Three - Medium

O2 - Low

#### BROADBAND

Basic

16 Mbps

Superfast

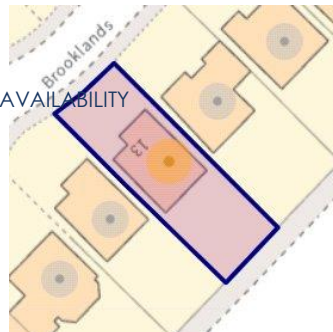
80 Mbps

#### SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

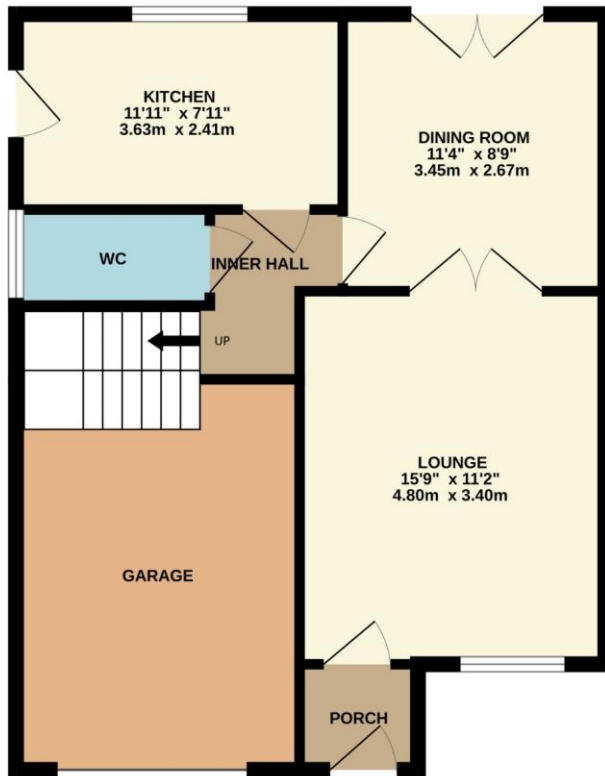




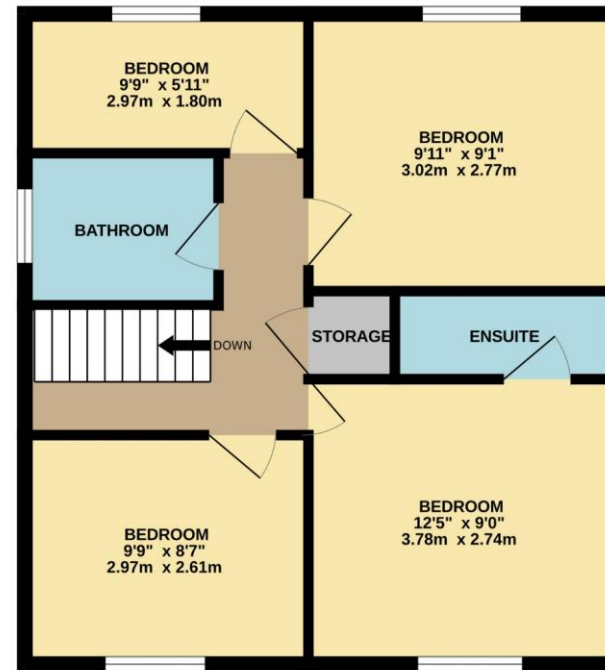




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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