



*Lancashire Way*  
Horwich

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



# Lancashire Way

Horwich

Detached



3



2

EPC Rating - B

**\*\*FANTASTIC DETACHED FAMILY HOME\*\*** POPULAR RESIDENTIAL LOCATION, CLOSE TO MOTORWAY & RAIL LINKS \*\*

Beautifully designed executive detached property. A former Bellway built in 2021, benefits from 8 years remaining NHBC warranty.

The property is situated just off Chorley Old Road, conveniently placed for easy access to all local amenities including nearby schools, shops, Middlebrook Retail Park and transport networks to include the nearby motorway and railway networks.

This beautiful home briefly comprises, entrance hall into the spacious Lounge overlooking the front aspect. Flowing into the inner hall with stairs to the first floor and handy wc servicing the ground floor accommodation. From the hall, the sleek modern fitted kitchen and dining room runs the full length of the property with patio doors leading to the rear aspect Integrated appliances include hob, oven, fridge & freezer, dishwasher, and utility room with space for white good just off the kitchen.

To the first floor there is 3 bedrooms all excellent size. The master bedroom benefits from a three-piece ensuite. The three-piece family bathroom completes to accommodation on offer.

BROADBAND  
Basic 16 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

Externally the property has a lawned garden with a double driveway, single garage with a up and over door. The rear enclosed garden is an excellent size, with lawned and patio area.

SATELLITE / FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - No

TENURE  
Freehold

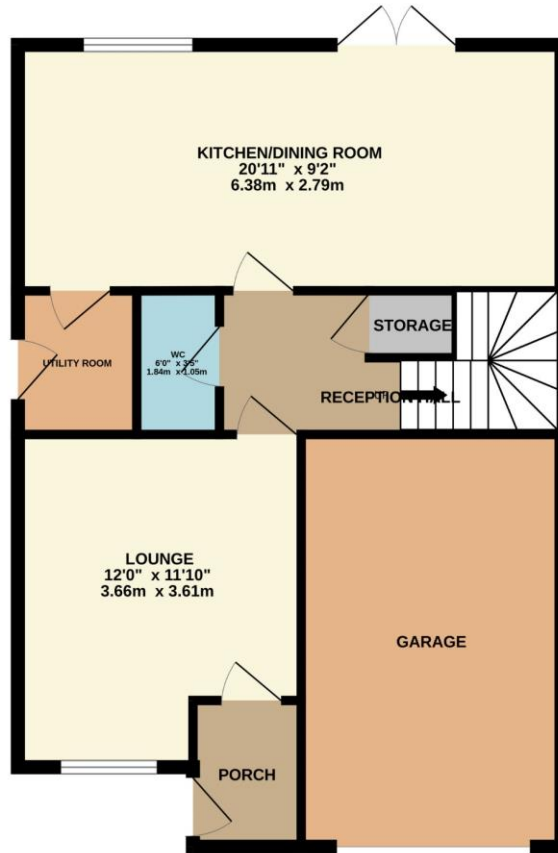
COUNCIL TAX  
Band: D  
Annual Price: £1,960

MOBILE COVERAGE  
EE - Medium  
Vodafone - High  
Three - Medium  
O2 - High

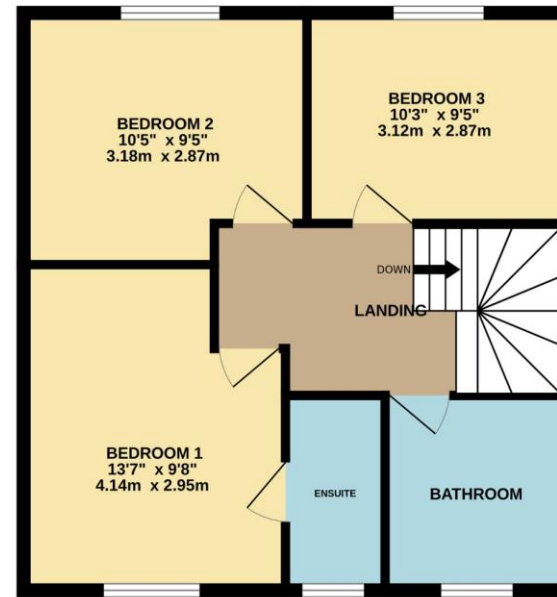




GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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