













# Grainings, Horrocks Fold, Bolton, Lancashire, BL1 7BX

Located within the spectacular hamlet of Horrocks Fold, the Grainings is a stunning stone built detached family home boasting character and charm, that must be viewed to appreciate what is to offer. This exceptional residence is situated closely to the West Pennine Moors, offering tranquillity of the surrounding area, while remaining conveniently close to schools and local amenities.

This lovely home seamlessly combines convenience and luxury living. Upon entering the property, you're met by the grand entrance hallway, offering access into the living room, dining room, the kitchen and handy downstairs w/c. Making your way to the left, you'll enter into the expansive living area with a feature log-burner taking centre stage, providing a welcoming and cosy space for relaxation. To the back of the room are large sliding patio doors, allowing for

Offers in Excess of £500,000



Tel: 01204 598979

# **Ground Floor**

# Hallway

2.298m x 5.689m (7' 6" x 18' 8")

## **Downstairs W/C**

1.412m x 1.624m (4' 8" x 5' 4")

## Living Room

3.810m x 6.694m (12' 6" x 22' 0")

# **Dining Room**

5.370m x 3.790m (17' 7" x 12' 5")

### Kitchen

3.369m x 3.794m (11' 1" x 12' 5")

# **Utility Room**

4.494m x 1.609m (14' 9" x 5' 3")

# Garage

4.622m x 5.816m (15' 2" x 19' 1")

## First Floor

# Landing

2.967m x 3.144m (9' 9" x 10' 4")

## Bedroom One

3.880m x 3.907m (12' 9" x 12' 10")

## En-suite

2.226m x 1.550m (7' 4" x 5' 1")

### **Bedroom Two**

2.380m x 3.635m (7' 10" x 11' 11")

#### **Bedroom Three**

3.258m x 2.740m (10' 8" x 9' 0")

#### **Bedroom Four**

2.609m x 2.990m (8' 7" x 9' 10")

### Main Bathroom

3.263m x 1.798m (10' 8" x 5' 11")

# **Additional Information**

Tenure: Freehold

**EPC TBC** 

## Council Tax Band G

Bolton Council/ Approximately £3,568.48

# The Purple Property Shop can confirm the property is at no risk of flooding

The Purple Property shop can confirm the property is not in a conservation area

#### **ID Checks**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

#### Note

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.



