



41 WALLSUCHES

ACORN VILLAGE, HORWICH



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Welcome to a modern home with style, charm and space. No. 41, Wallsuches in Arcon Village, Horwich, is nestled within a modern development of homes set upon the old bleach works. With its sparkle and warmth, clean line living certainly scrubs up well for the 21st century.

Follow the field-flanked main road down to the bottom before arriving at No. 41, a modern town house tucked away in ever-popular Horwich and swathed in open countryside.

LIGHT FILLED LIVING

Step inside, into a bright and welcoming entrance porch, where light flows in from the side window. Practical grey carpet is forgiving underfoot, whilst adding a gentle warmth and welcome. Handily situated ahead is a cloakroom fitted with WC and wash basin with vanity unit storage, sleekly tiled to the floor and part way up the walls.

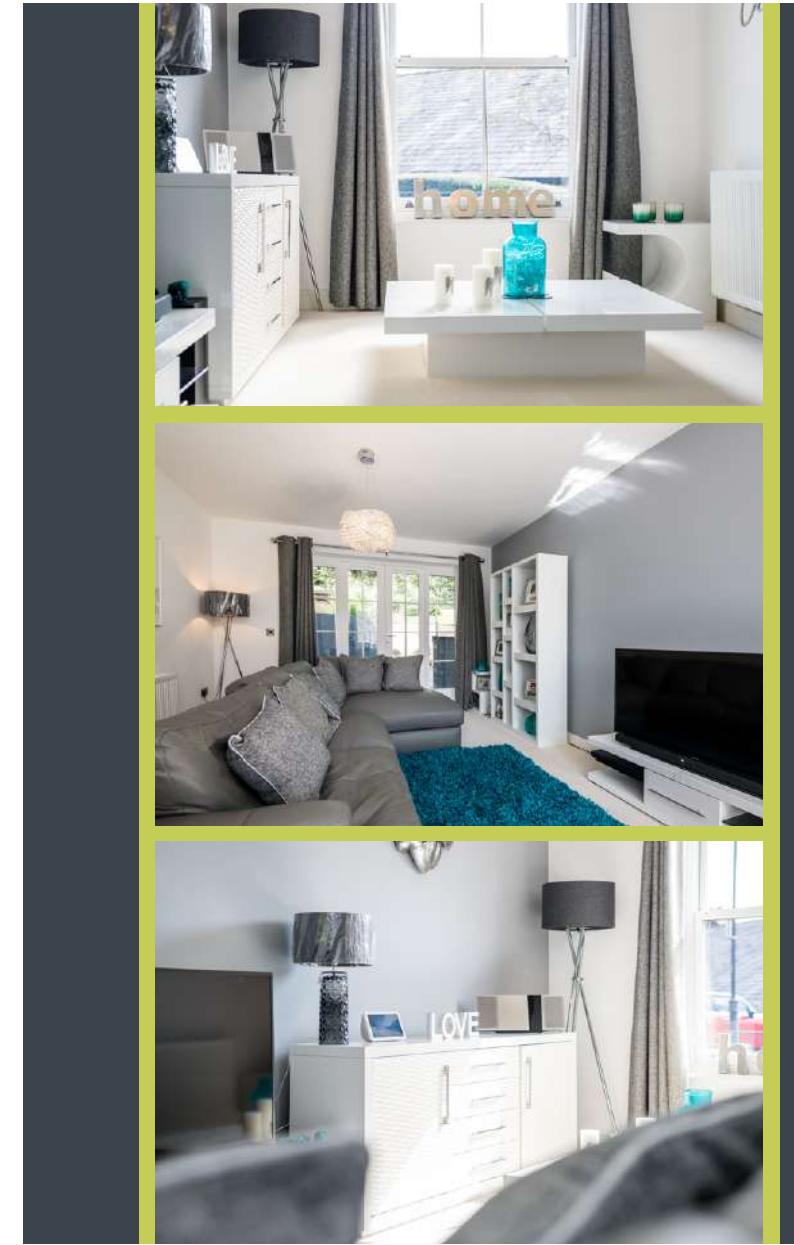
Contemporary dining awaits through the door to the right, in the light filled, open-plan family kitchen-diner. On trend, bordered cream tiling extends underfoot, harmonising with the cream and wood Shaker style cabinetry. Integrated appliances include an oven, fridge-freezer and dishwasher. A practical gas burner hob is



inset within the modern grey worktops, with a splash of colour dressing the Roman blinds of the windows, overlooking the garden beyond. This zesty motif is continued in the feature wall beyond the dining area, wherein a television is mounted. Cook, dine, complete homework or simply catch up and chat. This versatile and flexible space is ideal for modern family living.

Sneak a peek at the useful laundry room, where there is plumbing for a washing machine and space for stashing your ironing board, vacuum and other cleaning essentials. Keep the clutter and the whirring of the washing tucked out of sight and out of mind.





FLOWING SPACES

Flow on from cream tiling to soft cream carpet in the lounge, a capaciousized room extending the full length of the home. A window to one end is balanced by glazed French doors, opening out to the patio beyond. Perfect for summertime, leave the doors open to draw fresh air indoors, or enjoy meals alfresco, basking in the bliss of the open woodland views.

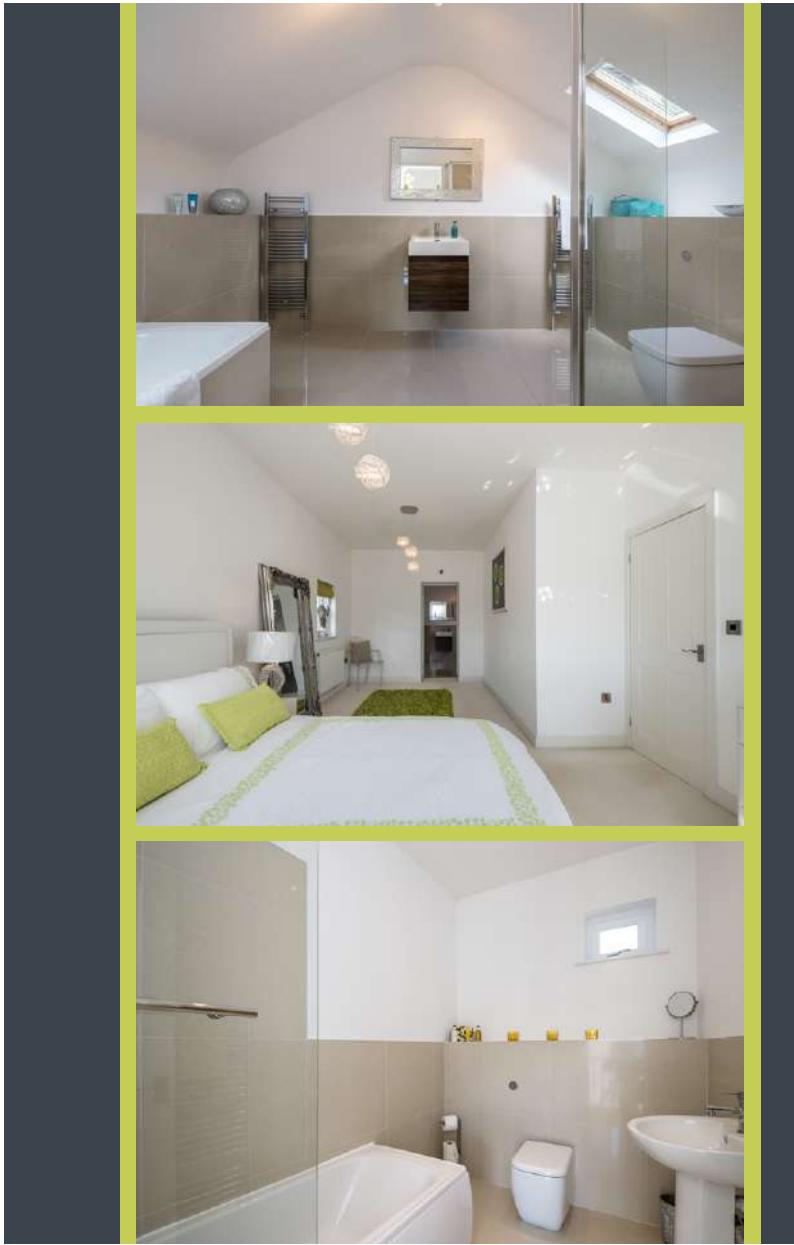
SWEET DREAMS

Returning to the kitchen, take the spindle staircase up, passing the feature arched picture window, spilling light down through the kitchen and reaching high up to the double height open landing, creating a spacious feel.

Soft cream carpet flows through to the bedroom on the right, decorated in white with teal accents from the soft furnishings. With ample space for a double bed, views extend from the window over the tops of the traditional-style red brick buildings of the development with their slate rooftops.

Amplifying the light, mirrored sliding wardrobes provide plenty of storage for your teenage son or daughter in bedroom two next door, with quadruple storage provided within one single unit. White tones to the walls are given a funky edge with the charcoal toned feature wall. Note the chrome sockets and switches throughout, a reminder of the high-quality finish of this home. From the window, views of the tiered garden and trees await.





RELAX IN STYLE

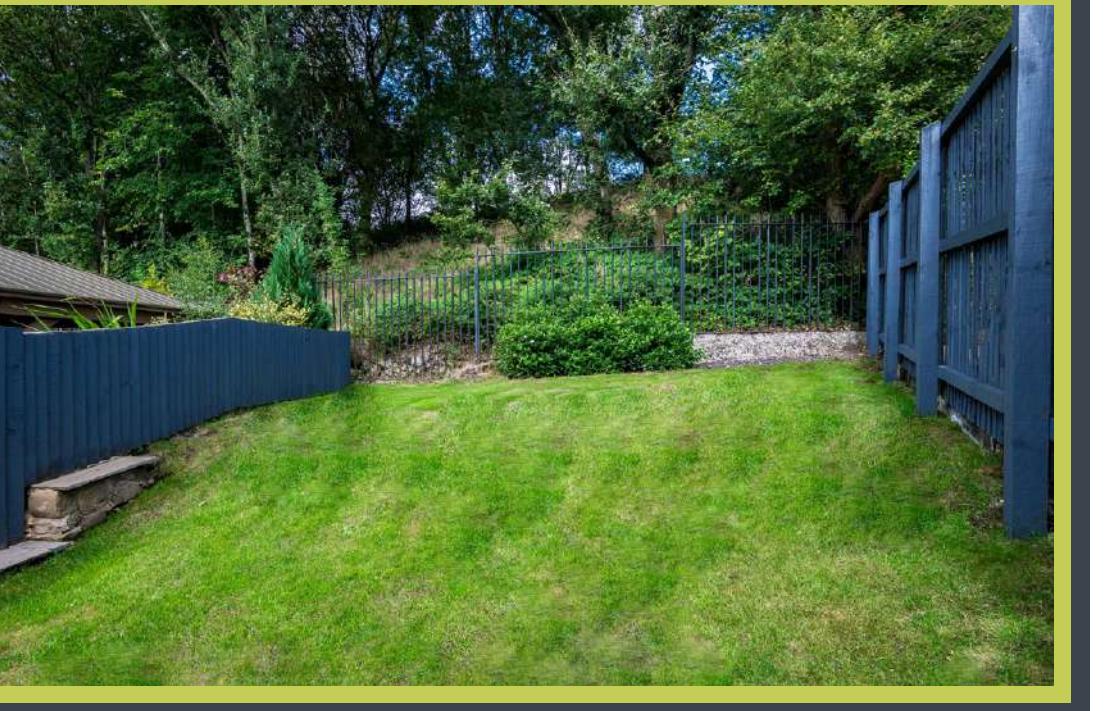
Relaxation awaits in the family bathroom, where tiling to the floor harmonises with the lower walls, for a spa-like feel. Shelving above the fitted WC provides plenty of space for toiletries, with contemporary light fittings above illuminating the room. Above the bath, an overhead shower offers a refreshing alternative to a soothing soak in the tub.

Arrive now at the master suite, a sunny space where light flows in through a duet of windows, dressed in lime green blinds overlooking the front of the development and woodland beyond. Another window looks out to the side. Spacious and serene, there is an abundance of space for wardrobes and chests of drawers, on route to the ensuite. This wet-room-style bathroom with walk-in shower is spacious enough for a separate bath, with a WC and wash basin also in place. With light pouring in through the Velux windows to either side of the ceiling, where better to rest and refresh?

WOODLAND BACKDROP

Outside, the gardens flow out as an extension of the home, with a courtyard terrace on the lower tier perfect for barbecues and drinks on the patio. Perfectly private and enclosed by fencing, take the steps up to the upper garden, laid to lawn and with open views over the mature woodland beyond.

Note the potential space to the side of No. 41, which could be ideal as a multifunctional area for an office and garden room.

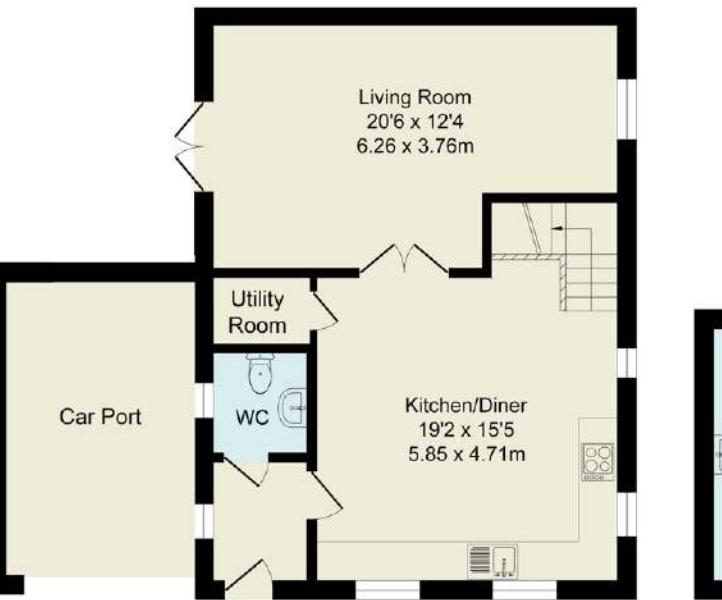


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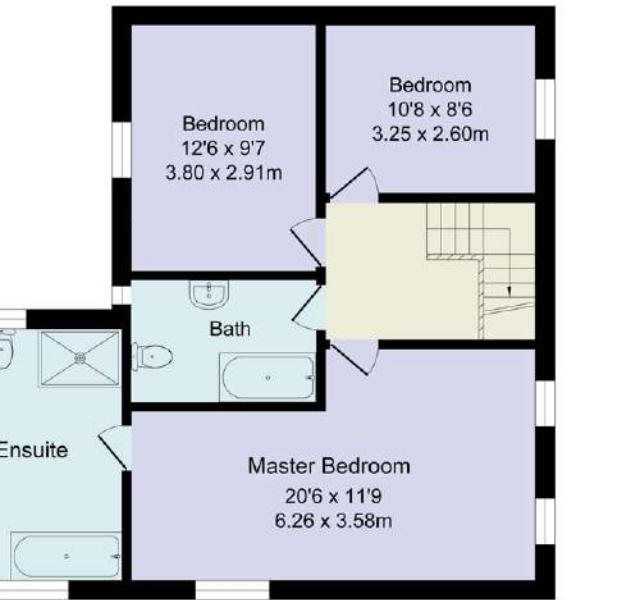
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Total Approx. Floor Area 1288 Sq.ft. (119.7 Sq.M.)

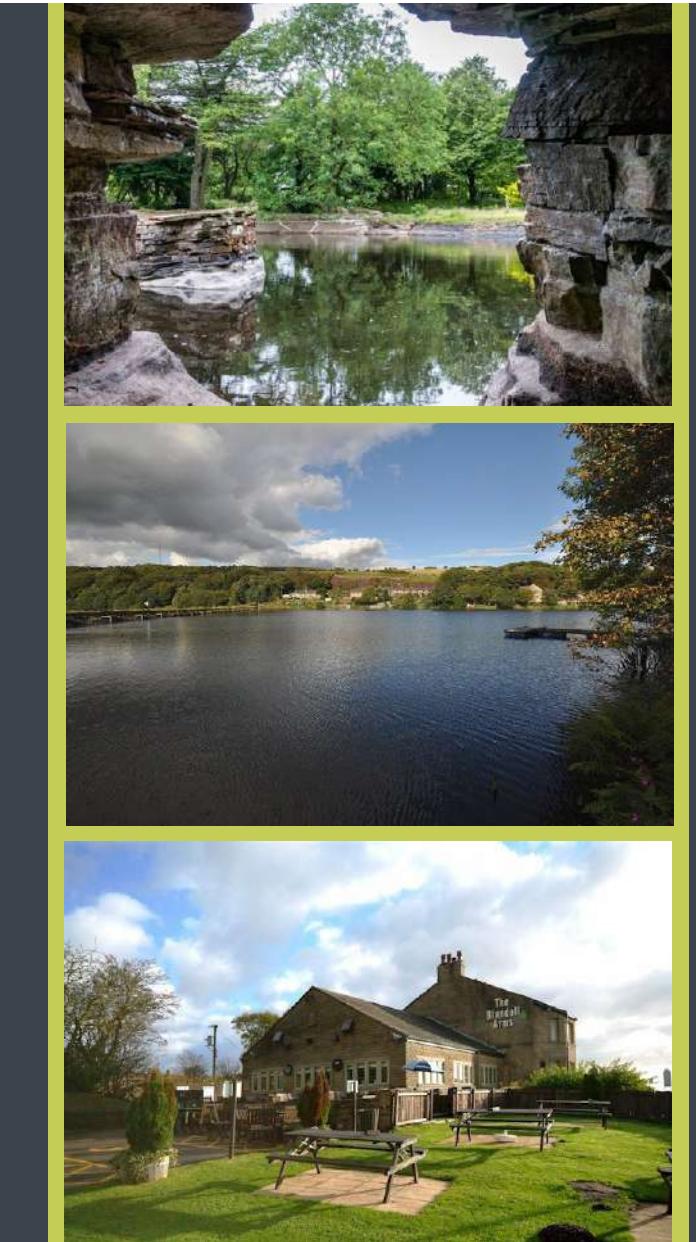
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 579 Sq.Ft
(53.8 Sq.M.)



First Floor
Approx. Floor
Area 709 Sq.Ft
(65.9 Sq.M.)



NEAR AND FAR

With woodland providing the beautiful backdrop to life at No 41, Wallsuches, step outside and discover the wonderful walks, restaurants and other delights on your doorstep. Nestled on the cusp of reservoirs, woodland and parks, pull on your walking boots and explore the area.

Just off Chorley Old Road discover Ridgmont Park and Gardens close by, burnished in golden beech trees in the autumn months; perfect for dog walkers. Nestled within a triangle of golf courses, practise your swing at Bolton Old links Golf Course, Horwich Golf Club or Bolton Golf Club.

Rivington Pike and its Japanese Gardens are resplendent throughout the seasons, for great views over the valley and peaceful afternoons amidst the rhododendrons. Grade II listed Rivington Barn is steeped in history and hosts regular events and music nights.

Enjoy dinner out at the Blundell Arms, serving up tasty food alongside open countryside views. In Horwich and beyond enjoy a wide selection of restaurants including tapas, Italian, Greek and Indian.

Shopping couldn't be easier; close to Middlebrook's array of supermarkets, shops, restaurants and cinema. Pick up your 'dine in at home' treats from Marks and Spencer. Only a 20-minute walk into Horwich, call in at the local butchers for your Sunday roast joint and reserve your Christmas dinner turkey. There is also a Post Office and selection of banks.

Commuting is simple, with Horwich station close by providing rail links to Manchester and beyond. The motorway is also only a short drive away.

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WAINWRIGHTS
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To view 41 Wallsuches
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