REDMAN CASEY ESTATE AGENTS

1 Beech Avenue, Horwich, Bolton, BL6 6LU

Offers Around £200,000

Three bedroom semi detached property, in a popular residential location. Close to local secondary and primary schools, major road and rail links and the Middlebrook Retail Park. This property benefits from double glazing, gas central heating, off road parking for a number of vehicles, detached garage large patio leading to large back garden. This property has room to extend with the correct planning permissions in place. Offering great opportunity so viewing is highly recommended to appreciate the possibilities, space and location.

- Three Bedroom
- Semi Detached
- Driveway
- Garage
- Gardens Front And Rear
- Room To Extend With Correct Permissions
- Awaiting EPC
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Three bedroom semi detached property with opportunity to extend with the correct planning permissions in place. Located in a popular residential location, close to local secondary and primary schools, major road and rail links for easy commute to Manchester and Preston and close to Middlebrook Retail Park. The property comprises:- Hallway, lounge, dining room, kitchen diner. To the first floor there are three bedrooms and family bathroom. The property benefits from double glazing, gas central, driveway, garage, gardens front and rear, patio seating area.
This property offers a great opportunity and is recommended for viewing to appreciate all that is on offer.

Hall
Double radiator, stairs, door to Storage cupboard.

Lounge 11'11" x 14'10" (3.62m x 4.51m)
UPVC double glazed window to front, electric fire set in feature stone built surround, double radiator, :

Dining Room 9'11" x 9'11" (3.02m x 3.02m)
UPVC double glazed window to front, double radiator.

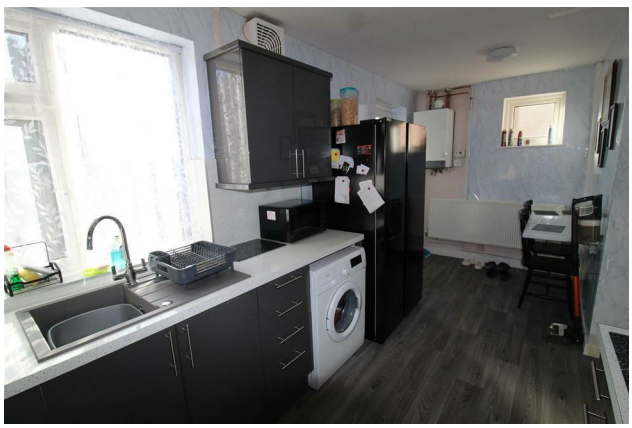
Kitchen/Diner 17'10" x 8'2" (5.43m x 2.50m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, polycarbonate sink unit with single drainer and stainless steel swan neck mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to side, double radiator, uPVC double glazed entrance door to rear.

Storage cupboard.

Bedroom 1 12'8" x 11'11" (3.86m x 3.64m)
UPVC double glazed window to front, radiator.

Bedroom 2 11'9" x 10'5" (3.59m x 3.18m)
UPVC double glazed window to rear, double radiator,

Bedroom 3 9'11" x 9'11" (3.02m x 3.02m)
UPVC double glazed window to front, radiator,



Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin in vanity unit with ceramic tiling to all walls, shower with over and folding glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

Landing
UPVC double glazed window to side,

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Garage
Detached garage.

Outside Front
Enclosed garden with mature planting, gates leading to off road parking and garage.

Outside Rear
Enclosed rear garden laid to lawn with mature planting and large patio area.

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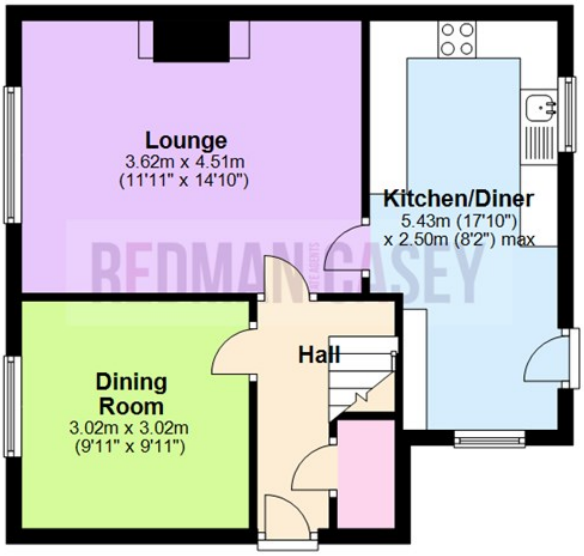
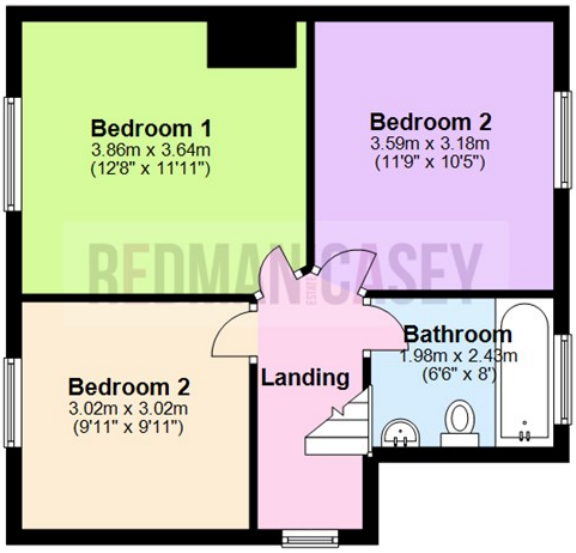
Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 90.0 sq. metres (968.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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