REDMAN CASEY ESTATE AGENTS

29 Douglas Avenue, Horwich, Bolton, Lancashire, BL6 7EE

Offers In The Region Of £200,000

Superbly presented three bedroom semi detached located in a small cul de sac offering excellent accommodation for a growing family. Fitted kitchen with built in appliances, spacious lounge diner and conservatory, three bedrooms all fitted and superb bathroom with four piece suite. Outside there are gardens and driveway to the front leading to a single attached garage and enclosed private gardens to the rear sold with no chain viewing is essential to appreciate all that is on offer.

- 3 Bedrooms all fitted
- South Facing Gardens
- Viewing Essential
- Superb Bathroom Suite
- No Chain
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops, schools and Rivington countryside, this well presented three bedroom semi detached offers excellent accommodation for a growing family and comprises :- Entrance hall. fitted kitchen, spacious lounge diner, conservatory. To the first floor there are three bedrooms all with fitted wardrobes and a superb bathroom fitted with a modern 4 piece suite. Outside there are open plan gardens to the font with block paved driveway leading to a detached garage. To the rear is a private south facing garden with lawn and patio areas. Viewing is essential to appreciate all that is on offer. The property benefits from gas central heating and double glazing and has also had Rock doors installed to the side and front doors. Sold with no chain and vacant possession.

Entrance Hall
Radiator, carpeted stairs to first floor landing, double glazed Rock door with matching side panel, door to:

Kitchen 7'4" x 12'1" (2.23m x 3.68m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to front, vinyl flooring, double glazed Rock door to side, door to:

Lounge/Diner 14'11" x 18'5" (4.55m x 5.61m)
UPVC double glazed window to rear, living flame effect gas fire with marble surround and hearth, timber, two radiators, double door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, two windows to rear, two windows to side, double radiator, electric radiator, ceramic tiled flooring, double door.

Landing
Door to:

Bedroom 1 13'9" x 9'2" (4.18m x 2.80m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe, further built-in single wardrobe, fitted matching bedside cabinets with drawers, corner display shelf, double radiator.

Bedroom 2 8'11" x 9'2" (2.72m x 2.80m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, laminate flooring.

Bedroom 3 10'9" x 8'11" (3.28m x 2.72m)
Fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, laminate flooring.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and shower enclosure with rainfall shower over, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, storage with shelving, vinyl flooring, open plan.

Outside
Open plan front garden, block paved driveway to the side leading to garage with lawned area, brick paved pathway leading to front entrance door and mature flower and shrub borders.
South facing rear garden, paved sun patio, enclosed by timber fencing and mature hedge to rear and sides, gravelled hard standing with lawned area and mature flower and shrub borders, detached single garage with power and light connected.

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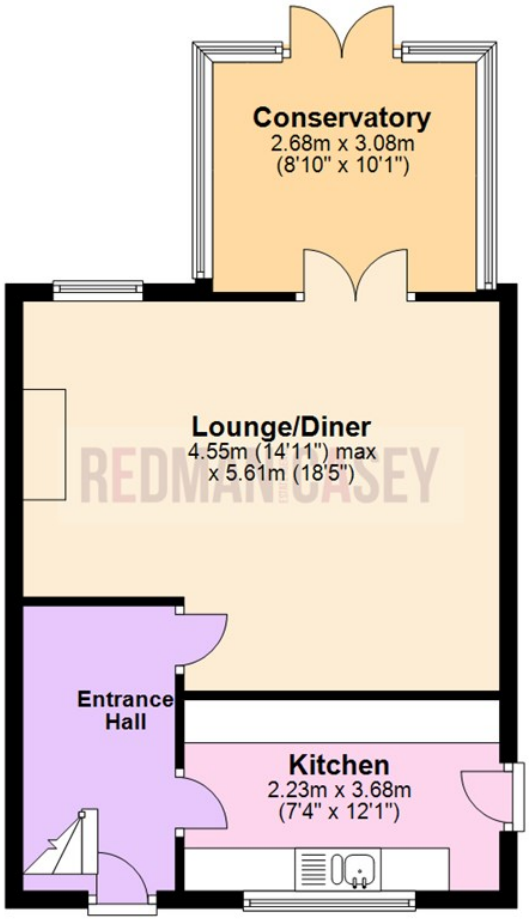
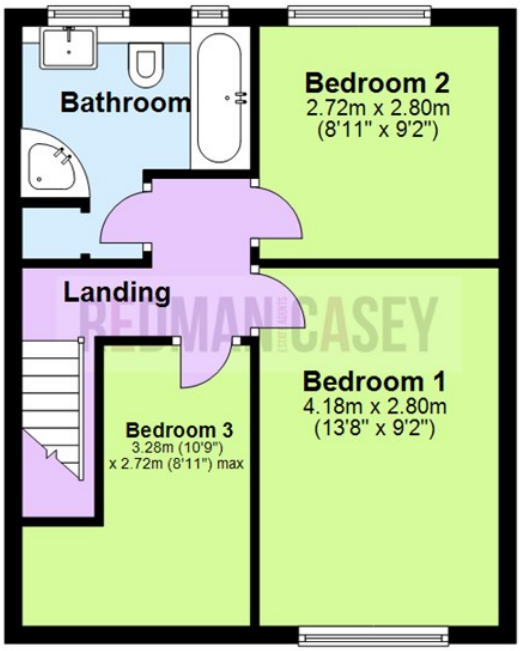
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



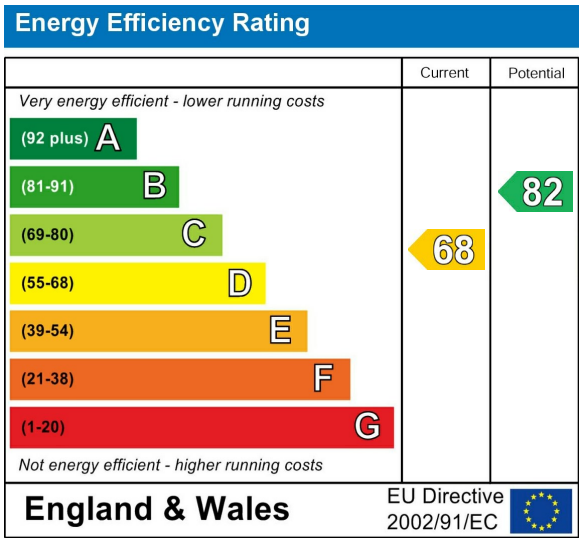
First Floor

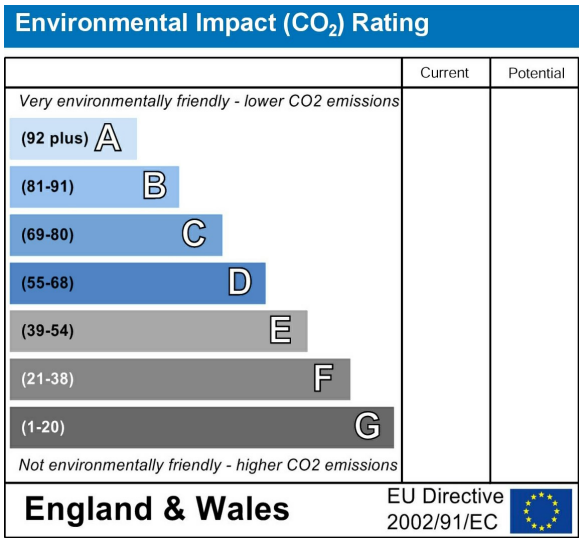
Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.6 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.





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