REDMAN CASEY ESTATE AGENTS

# 3 Wilderswood Avenue, Horwich, Bolton, Lancashire, BL6 7ES

## Offers In The Region Of £160,000

Three bedroom end terraced property in a great residential location, close to local schools, shops, local amenities and very close to Rivington Country Park. Large gardens to side and rear offering the opportunity to extend with the correct planning permission in place. Fully double glazed and central heating this property will be sold with no chain and vacant possession. Viewing recommended.

- 3 Bedroom
- Large Gardens
- Gas Central Heating
- No Chain
- Awaiting EPC
- End Terraced
- Double Glazed
- Vacant Possession
- Council Tax A
- Off Road Parking

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Three bedroom end terraced property sold with vacant possession and no onward chain. Situated in a great residential location close to local schools, shops all amenities and very close to Rivington Country Park. The property comprises :- Entrance Hall, lounge kitchen diner, to the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there are gardens front, rear and side offering good outside space with an opportunity to extend with the correct planning in place. Fully double glazing and central heating this property is recommended to appreciate all that is on offer and the potential on offer.

**Hallway**
UPVC frosted double window to front, radiator, stairs, door to:

**Lounge 11'9" x 11'9" (3.57m x 3.59m)**
Hardwood double glazed bow window to rear, wall mounted coal effect gas fire, double radiator.

**Kitchen/Dining Room 17'8" x 11'2" (5.38m x 3.41m)**
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear, circular double glazed bow window to front, double radiator, radiator, uPVC double glazed entrance door to rear, door to Storage cupboard.

**Landing**
Door to:

**Bedroom 1 9'7" x 14'6" (2.92m x 4.43m)**
UPVC double glazed window to rear, radiator.

**Bedroom 2 11'10" x 7'2" (3.61m x 2.18m)**
UPVC double window to rear, radiator.

**Bedroom 3 6'9" x 10'2" (2.07m x 3.10m)**
Hardwood double glazed window to front, radiator.

**Bathroom**
Three piece suite with pedestal wash hand basin, shower cubicle with glass screen and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC double glazed window to side.

**Outside Front**
Enclosed garden with mature planting and path leading to front door.

**Outside Rear/ Side**
Enclosed garden area with mature planting of shrubs and plant patio seating area and laid to lawn.

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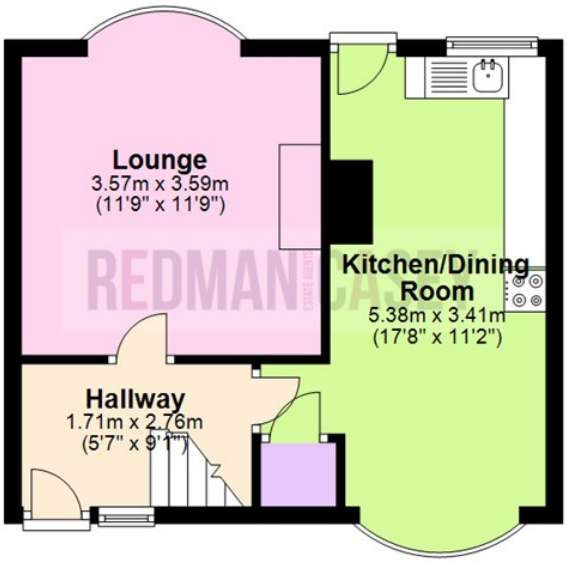
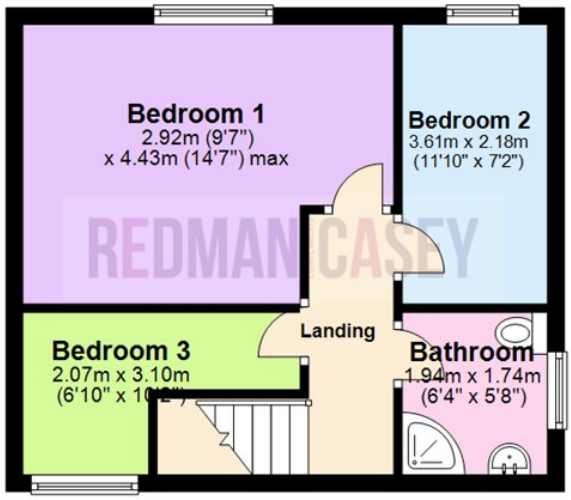
## Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)




## First Floor

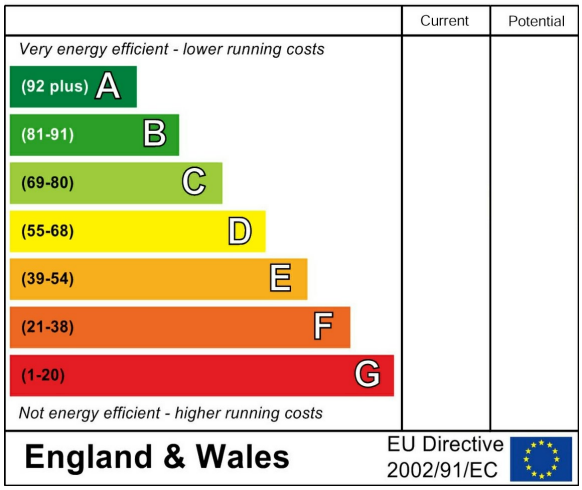
Approx. 38.2 sq. metres (411.6 sq. feet)



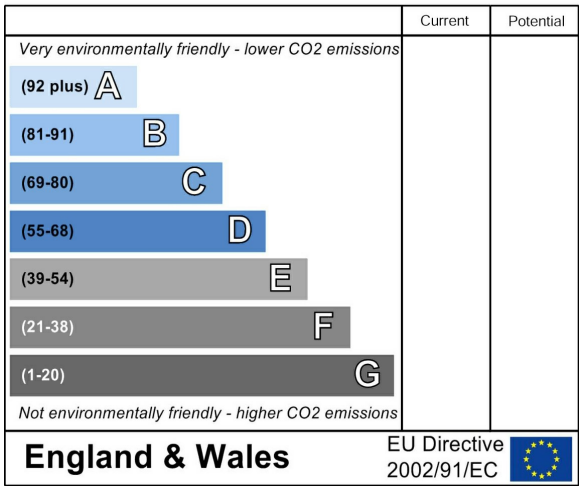

Total area: approx. 72.5 sq. metres (780.6 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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