REDMAN CASEY ESTATE AGENTS

31a Lower Makinson Fold, Horwich, Bolton, BL6 6PD

Offers In The Region Of £330,000

Spacious four bedroom detached property in a quiet and popular residential location. This well presented detached property offers spacious living accommodation, with large outside space to rear offering decked area and garden space below. Close to local schools, shops, local amenities and close to motorway and rail links. Recommended or viewing to appreciate the location, space and all that is on offer.

- Detached Property
- Cull De Sac
- Gas Central Heating
- Off Road Parking
- Freehold
- 4 Bedroom
- Landscaped Gardens To Rear
- Double Glazing
- Awaiting EPC
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Four bedroom detached property in a Cull De Sac located in a very popular residential location. Close to local schools, shops, local amenities and both rail and road links. The property comprises, Entrance hall, lounge, dining room, kitchen, cloakroom, and games room currently used as a home gym. To the first floor there are three double bedrooms one of which is En- suite and a family bathroom. the second floor there is a double bedroom and large bathroom. The property benefits from double glazing and gas central heating with off road parking for up to four cars. To the outside there is a front garden laid mainly to lawn the rear garden has a large decked area for entertaining then steps leading to a lower terrace. This home is highly recommended for viewing to appreciate the location, space and condition.

Hallway
Double radiator, stairs, double door to Lounge, door to:

Cloakroom
UPVC opaque double glazed window to front, radiator.

Lounge 18'3" x 11'8" (5.57m x 3.55m)
Bow window to front, electric fire fireplace set in feature natural stone built surround, two double radiators, double door, door to:

Dining Room 8'10" x 12'10" (2.69m x 3.92m)
UPVC double glazed window to side, uPVC double glazed window to front, double radiator.

Kitchen 9'2" x 16'2" (2.79m x 4.93m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with mixer tap, built-in fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, uPVC double glazed entrance door to rear, open plan to Games Room, door to Storage cupboard.

Games Room 16'2" x 7'11" (4.93m x 2.41m)
UPVC double glazed window to front, double radiator, uPVC entrance door to side.

Bedroom 1 12'8" x 15'8" (3.86m x 4.78m)
Hardwood double glazed velux skylight to rear, hardwood double glazed velux skylight to front, skylight, double radiator, door to:

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Bathroom
Four piece suite comprising jacuzzi bath with tiled shower enclosure with glass screen, wash hand basin with mixer tap and ceramic and tiling to all walls and low-level WC, hardwood double glazed velux skylight to rear, circular uPVC double glazed window to side, hardwood double glazed velux skylight to front, double radiator.

Landing
UPVC double glazed window to rear, stairs, door to Storage cupboard, open plan to New_Room, door to Storage cupboard.

Bedroom 2 5'6" x 11'8" (1.68m x 3.55m)
UPVC double glazed window to front, double radiator, double door, double door to Storage cupboard, door to Storage cupboard.

En-suite
Three piece suite comprising wash hand basin with base cupboard and extensive ceramic and tiling and recessed tiled shower cubicle with glass screen, uPVC frosted double glazed window to rear, ceramic flooring.

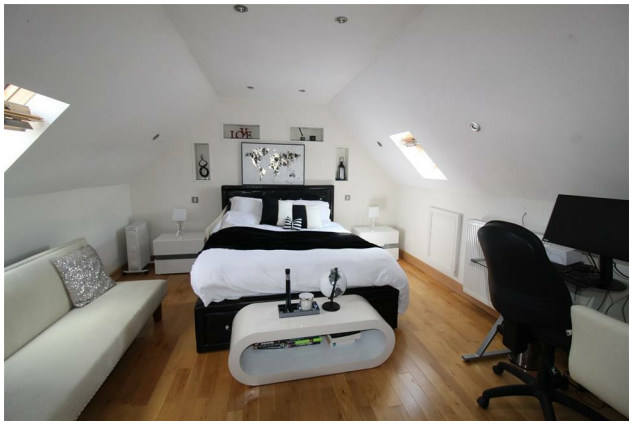
Bedroom 3 10'4" x 10'8" (3.16m x 3.25m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising wash hand basin vanity wash unit with drawers, mixer tap and ceramic tiling to all walls and low-level WC, extractor fan, wall mounted mirror, uPVC frosted double glazed window to front, heated towel rail, ceramic tiled flooring.

Bedroom 4 8'5" x 10'7" (2.57m x 3.23m)
UPVC double glazed window to rear, radiator.

Landing
Radiator, door to Storage cupboard, door to:

Outside Front
Garden laid to lawn with path to entrance and off road parking to side for up to four vehicles.



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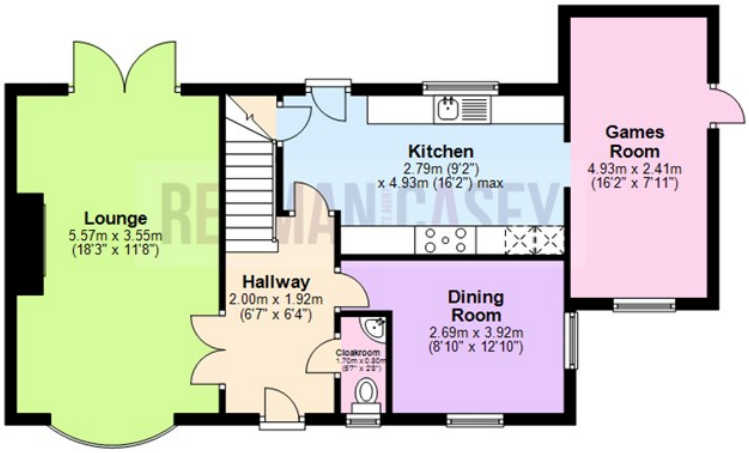
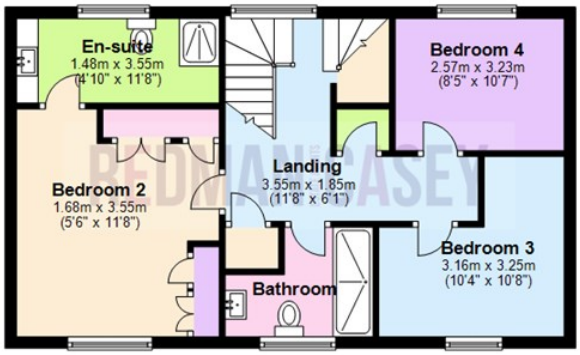
Ground Floor

Approx. 66.0 sq. metres (710.3 sq. feet)



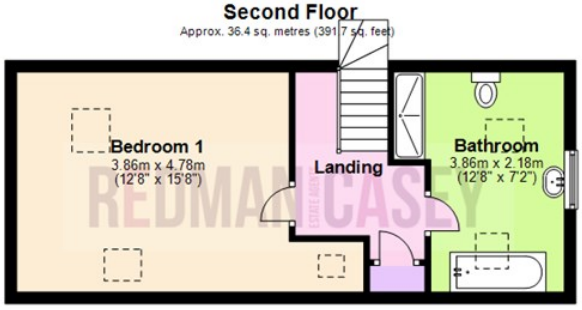
First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 157.5 sq. metres (1695.5 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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