REDMAN CASEY ESTATE AGENTS

28 Highland Road, Horwich, Bolton, BL6 6LP

£200,000

Three bedroom semi detached property renovated in 2020 situated in a popular residential location. Close to local shops, schools, rail and motorway connections. Benefiting from double glazing, gas central heating, off road parking gardens to front and south facing garden to rear with outdoor entertaining area. Easy access to Rivington country park, walker fold and High Rid ideal for walking and hiking. This spacious three bedroom home is highly recommended for viewing to appreciate all that is on offer.

- Semi Detached
- 3 Bedroom
- Excellent Condition
- Off Road Parking
- Central Heating With Hive Thermostat Connection.
- Double Glazed
- Council Tax Band B
- EPC Rating D
- Gardens Front And Rear
- South Facing Rear Garden

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three bedroom semi detached property recently renovated to a high standard (2020) situated in a very popular residential location benefiting from off road parking, double glazing, fitted bedrooms with fitted ottoman bed in bedroom two, gas central heating, private enclosed garden to front, south facing garden to rear with patio area and entertainment room with power. The property comprises:- Entrance hallway. lounge, dining room, kitchen, to the first floor there are three bedrooms two of which are double and a single room currently used as a home office. This home is in excellent condition and viewings are highly recommended to appreciate all that is on offer and the condition.

Entrance Hallway
Composite entrance door. radiator, stairs, fitted alarm , door to:

Lounge 11'3" x 12'0" (3.43m x 3.66m)
UPVC double glazed window to front, coal effect gas fire with ornate fireplace set in 'Victorian' style surround, double radiator, coving to ceiling open plan to:

Dining Room 11'1" x 12'0" (3.39m x 3.66m)
Two double radiators, uPVC double glazed patio doors to garden, coving to ceiling, 'Hive' thermostat.

Kitchen 8'1" x 6'5" (2.46m x 1.96m)
Fitted with a matching range of base and eye level units with worktop space over, matching splashbacks, drawers, cornice trims, sink unit with single drainer and mixer tap, built-in fridge and freezer, plumbing for automatic washing machine, double gas oven, gas hob with extractor hood over, uPVC double glazed window to rear, composite door to side,

Landing
UPVC frosted double glazed window to side, door to: Loft access loft has power.

Bedroom 1 10'0" x 11'2" (3.06m x 3.40m)
UPVC double glazed window to front, fitted with a range of wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 2 11'2" x 12'8" (3.40m x 3.85m)
UPVC double glazed window to rear, radiator, door to boiler cupboard. Fitted wardrobes with hanging space overhead cupboards fitted spot lights matching set of drawers and king size ottoman bed providing plentiful extra under bed storage.

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Bedroom 3 7'3" x 6'6" (2.20m x 1.99m)
UPVC double glazed window to front, radiator, door to storage cupboard. This is a single bedroom currently used as an office.

Bathroom
Three piece white suite comprising vanity wash hand basin, cupboard under, matching mixer tap, ceramic tiling to all walls and tiled floor, Victoria style shower with shower panels and accessories, and close coupled WC, uPVC frosted double glazed window to rear, feature vertical radiator.

Outside Front
Enclosed private garden laid to decorative stone mature shrubs and plants. driveway to front with gated access, courtesy lighting

Outside Rear
Private enclosed south facing low maintenance rear garden paved with raised beds patio seating area entertainment room with power. courtesy lighting, outside tap and external power point.

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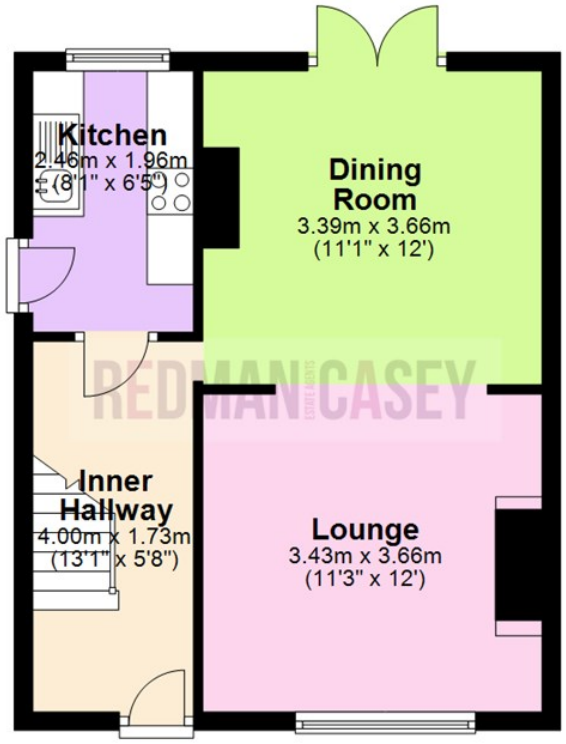
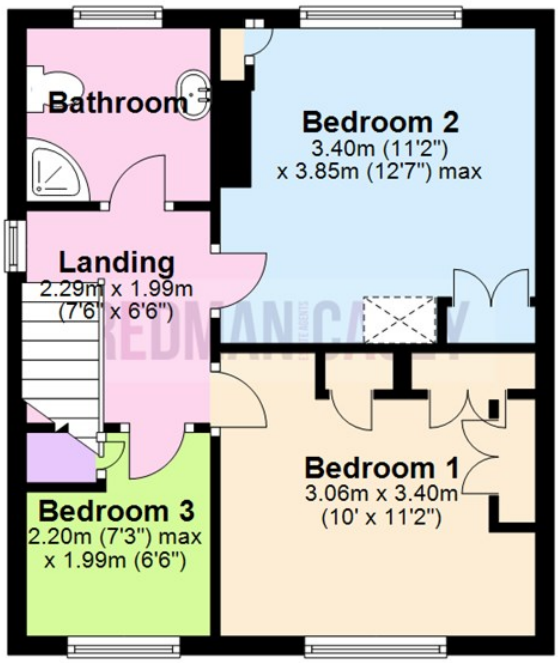
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



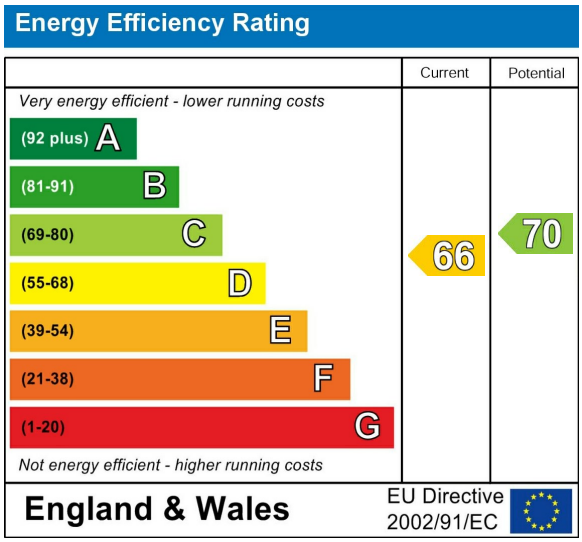
First Floor

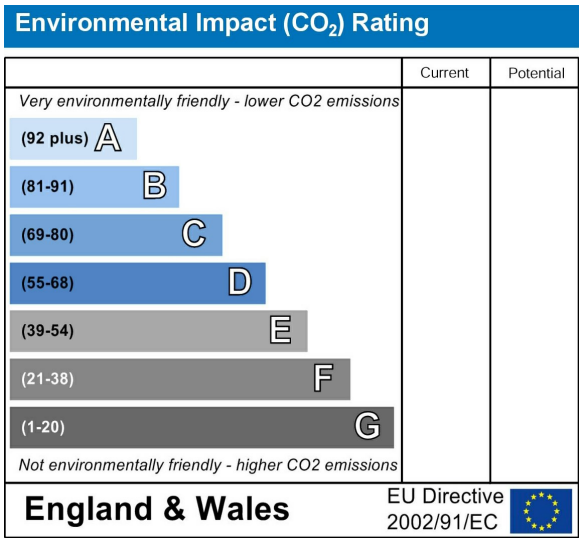
Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 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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