REDMAN CASEY ESTATE AGENTS

1 Manor Road, Horwich, Bolton, Lancashire, BL6 6AR

Offers In The Region Of £360,000

Deceptively spacious extended detached former bungalow with loft conversion situated in this highly popular location of Foxholes. The property offers excellent accommodation with 4 bedrooms large living diner plus large kitchen diner two bathrooms and the size of the accommodation is over 1800 sq ft It also benefits from solar panels and air conditioning double glazing and gas central heating. Sold with no chain and vacant possession, viewing is highly recommended.

- Deceptively Spacious
- Generous Kitchen Diner with Aga
- Two Bathrooms
- Vacant Possession
- Spacious Lounge Diner
- 4 Good Sized Double Bedrooms
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on the fringe of Rivington moorland this extended detached loft converted former bungalow offers fantastic family accommodation. The property benefits from gas central heating and double glazing throughout it also has solar panels and air conditioning and a built in Aga. Comprising :- Entrance hall, large lounge diner with patio doors to garden, fantastic sized dining kitchen fitted with modern units and Aga. rear porch and utility, two double bedrooms and modern bathroom. To the first floor there are two further double bedrooms and shower room plus two useful storage rooms. Outside there are gardens to the front sides and rear with extensive parking for 3/4 cars lawned areas and patio. Sold with no chain and vacant possession, Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Storage cupboard, two radiators, stairs, uPVC double glazed french doors, door to:

Lounge 12'5" x 23'10" (3.79m x 7.27m)
Two uPVC double glazed windows to front, double radiator, two radiators, parquet flooring, coving to ceiling, uPVC double glazed patio door to side, door to:

Kitchen/Dining Room 9'5" x 30'9" (2.87m x 9.36m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge, built-in aga, uPVC double glazed window to side, three uPVC double glazed windows to rear, two double radiators, part ceramic tiled flooring, floor mounted gas boiler serving heating system and domestic hot water, door to:

Bedroom 1 13'1" x 12'10" (3.98m x 3.91m)
UPVC double glazed window to side, uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double with hanging rails, shelving and overhead storage, fitted matching dressing table and drawers, radiator.

Bedroom 2 9'11" x 12'0" (3.03m x 3.67m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails and shelving, radiator, two double doors, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Rear Porch
UPVC double glazed window to rear, uPVC double glazed rear door, door to:

Utility 9'5" x 9'5" (2.87m x 2.87m)
Base and eye level cupboards with worktop space, china butler style sink unit with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, radiator, door to:

WC
Fitted with two piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level saniflow WC.

Store Room
Up and over door.

Car Port

Landing
Door to:

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Bedroom 3 12'8" x 12'0" (3.85m x 3.66m)
UPVC double glazed dormer window to front with views of open countryside, radiator, door to:

Store Room

Shower Room
Fitted with three piece cream suite comprising tiled shower enclosure with electric shower over, inset wash hand basin with cupboards under and matching, low-level WC and full height ceramic tiling to all walls, uPVC double glazed velux skylight, radiator.

Airing Cupboard
Built-in airing cupboard housing, factory lagged hot water cylinder with linen shelving.

Bedroom 4 12'8" x 13'9" (3.85m x 4.18m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails and shelving, matching bedside cabinets, radiator, door to:

Store Room

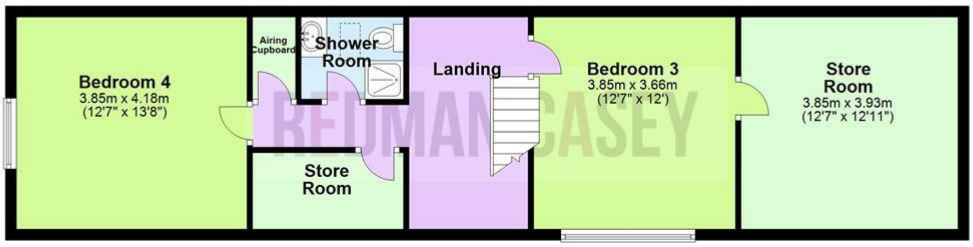
Outside
Open plan front garden with lawned area and mature flower and shrub borders, steps leading to front entrance door. With lawned area and mature flower and shrub borders enclosed by timber fencing to front, rear and side, paved semi-circular sun patio. Extensive double width block paved driveway to the side leading to carport and with car parking space for three four cars with lawned area and mature flower and shrub borders paved pathway leads to front entrance door. Rear, enclosed by dwarf brick wall and timber fencing to rear, brick paved pathway, side gated access, outside cold water tap, outside lighting.

Ground Floor

Approx. 110.7 sq. metres (1191.6 sq. feet)

First Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 176.3 sq. metres (1898.0 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.

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		
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