REDMAN CASEY ESTATE AGENTS

3 Thirlmere Avenue, Horwich, Bolton, BL6 6DS

Offers Around £195,000

Three bedroom semi detached property located in great residential location. Close to local primary and secondary schools, local shops and road and rail links. This spacious semi-detached home benefits from gardens front and rear, gas central heating, fully double glazed, sold with vacant possession and no onward chain. This spacious home is recommended for viewing to appreciate all that is on offer.

- Three Bedroom
- Vacant Possession
- Gardens Front And Rear
- Council Tax Band B
- Semi Detached
- No Chain
- Freehold
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented three bedroom modern semi detached property ideally located for access to local shops, schools and transport networks. the property is sold with no chain and vacant possession and briefly comprises: Entrance hall, lounge, fitted dining kitchen with integrated and built in appliances, downstairs w.c. To the first floor there are three bedrooms and bathroom fitted with a three piece white suite with shower over bath. Outside there is a front garden with lawned area and to the rear is a private enclosed garden with lawned area and double gated access leading to a driveway. viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Radiator, ceramic tiled flooring, carpeted stairs to first floor, Compositedouble glazed entrance door, door to:

Lounge 13'2" x 12'0" (4.02m x 3.67m)
UPVC double glazed window to front, living flame effect electric fire set in ornate surround, double radiator, double door, door to:

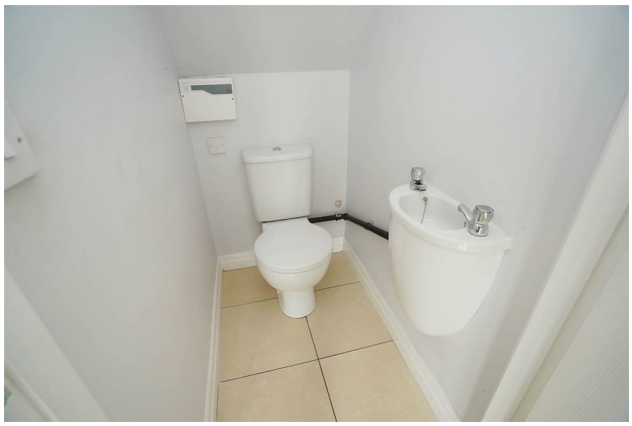
Kitchen/Diner 9'0" x 15'3" (2.75m x 4.65m)
Fitted with a matching cream fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, wall mounted concealed gas boiler serving heating system and domestic hot water, uPVC double glazed french doors to garden, door to:

WC
Fitted with two piece white suite comprising, wall mounted wash hand basin and low-level WC, ceramic tiled flooring.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'9" x 9'2" (3.58m x 2.79m)
UPVC double glazed window to rear, radiator.

Bedroom 2 10'7" x 8'3" (3.22m x 2.52m)
UPVC double glazed window to front, radiator.



Bedroom 3 7'6" x 6'7" (2.29m x 2.00m)
UPVC double glazed window to front, radiator.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, upvc wet wall panelling to three walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, enclosed by brick wall front, paved pathway leading to front entrance door with lawned area.
Private rear garden, enclosed by brick wall and timber fencing to rear and sides with lawned area and paved pathway, rear gated access with off-road parking space.

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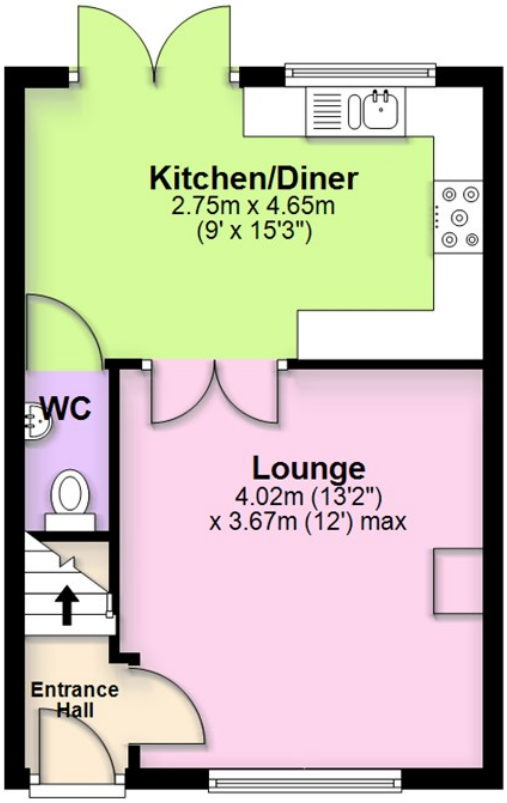
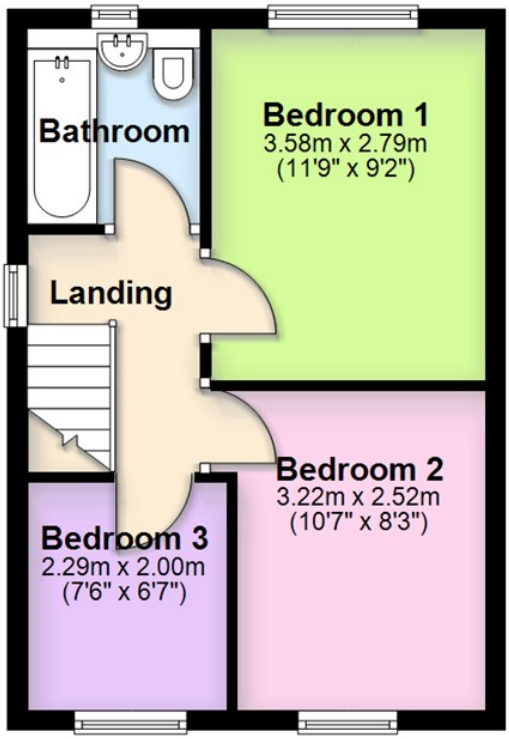
Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



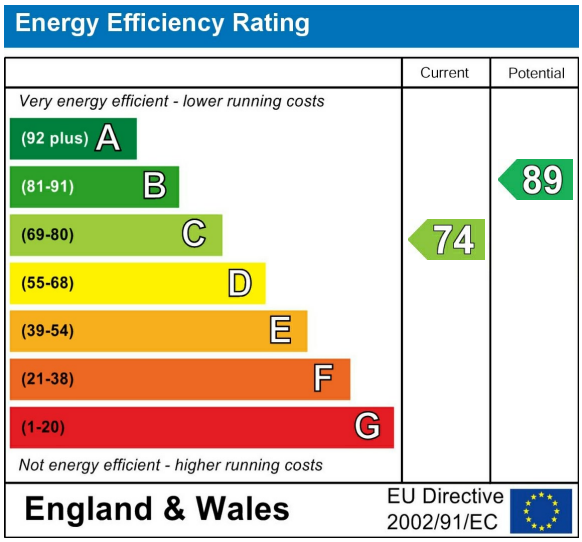
First Floor

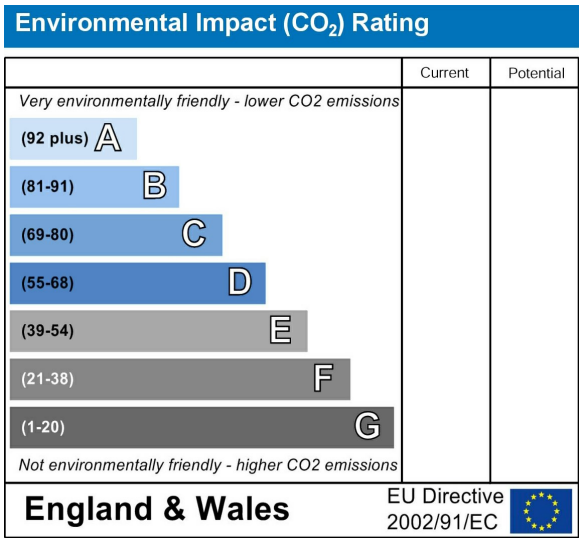
Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 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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