REDMAN CASEY ESTATE AGENTS

29 Lancashire Way, Horwich, Bolton, BL6 5WG

Offers In The Region Of £290,000

3 Bedroom detached property situated on this highly sought after estate offering excellent accommodation with cloakroom w.c. spacious lounge, fitted dining kitchen, sun room and utility and three generous bedrooms the master with en suite shower room. family bathroom, outside there is parking for a car to the front and another to the rear. Enclosed side garden with block paved patio. Sold with no chain and vacant possession will be available.

- 3 Bedroom Detached
- Fitted Kitchen Diner with Utility
- En Suite to Master Bedroom
- EPC Rating B
- Spacious Lounge
- 3 Generous Bedrooms
- Family Bathroom
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Modern 3 Bedroom detached home located on this highly popular residential estate close to Horwich town centre and offered for sale with no upward chain. The property is situated within easy access of many local amenities, shops and schools along with transport links for road and rail into Preston, Wigan and Manchester amongst others and is ideally suited to modern living and really must be viewed in person to be fully appreciated. The accommodation comprises; a spacious entrance hall, cloakroom/wc, generous lounge, a modern fitted dining kitchen with a host of integrated appliances with a sun room off to the side and a useful a utility room. On the first floor there are three good sized bedrooms the master with generous three piece en-suite plus a family bathroom fitted with a three piece suite. Outside, the property is garden fronted with a driveway that provides ample off road parking and to the side, an attractive low maintenance landscaped enclosed garden with block paved patio. The property still benefits from the remainder of the NHBC warranty, and early viewing is strongly recommended to avoid disappointment.

Entrance Hall
Radiator, vinyl flooring, stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 18'4" x 9'9" (5.59m x 2.97m)
UPVC double glazed window to side with wooden shutters, uPVC double glazed window to front with wooden shutters, two radiators, vinyl flooring, two wall lights.

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, extractor fan, radiator.

Kitchen/Diner 18'4" x 8'3" (5.59m x 2.51m)
Fitted with a matching range of pale grey base and eye level units with complementary worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, vinyl flooring, double door to Sun Room, door to:

Utility 4'4" x 7'0" (1.31m x 2.14m)
Base units with complementary worktops, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, radiator, vinyl flooring.

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Sun Room
Half brick and timber construction with double glazed windows and power and lights connected, laminate flooring, door garden.

Landing
Built-in over-stairs storage cupboard, radiator, door to:

Bedroom 1 13'0" x 10'0" (3.97m x 3.05m)
UPVC double glazed window to side, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.

Bedroom 2 11'3" x 9'0" (3.42m x 2.75m)
UPVC double glazed window to front, radiator.

Bedroom 3 6'9" x 9'0" (2.07m x 2.75m)
UPVC double glazed window to side, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and wall mounted wash hand basin with mixer tap, WC with hidden cistern, ceramic tiling to three walls, uPVC frosted double glazed window to front, double radiator, ceramic tiled flooring.

Outside
Open plan front garden, driveway to the front with car parking space for car with lawned area and mature flower and shrub borders. Enclosed by timber fencing to front, rear and side, block paved sun patio with lawned area and raised flower and shrub borders, side gated access, car parking space to side for one car.

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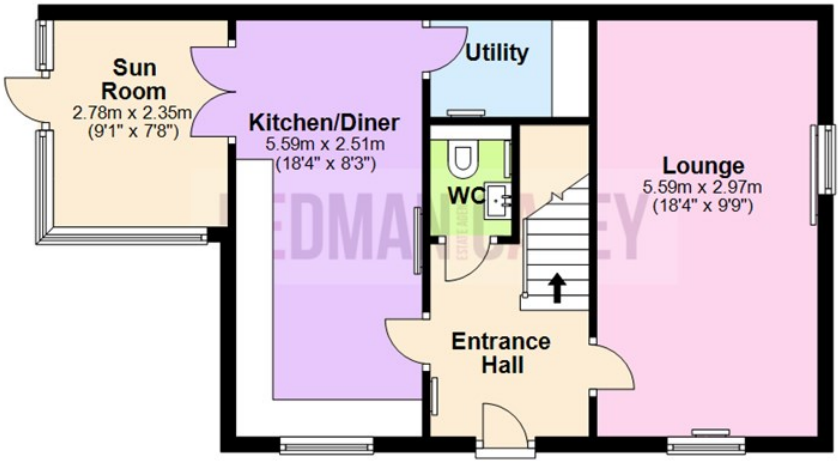
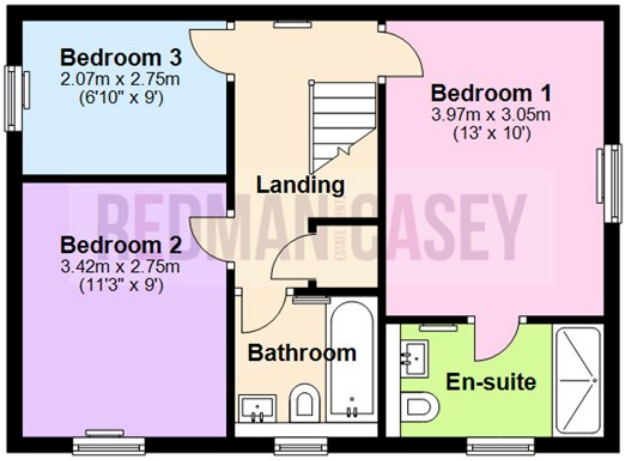
Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



First Floor

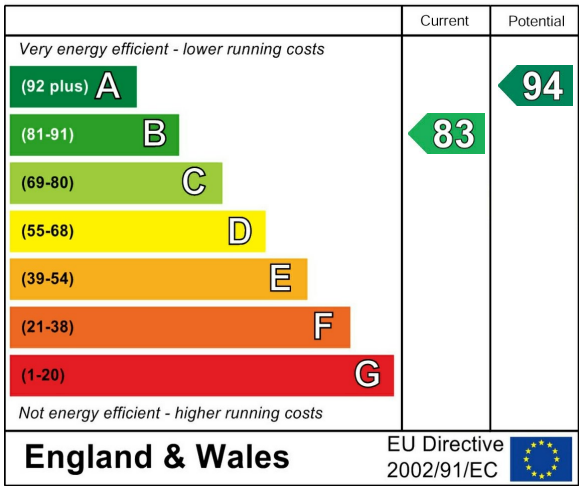
Approx. 44.1 sq. metres (475.0 sq. feet)



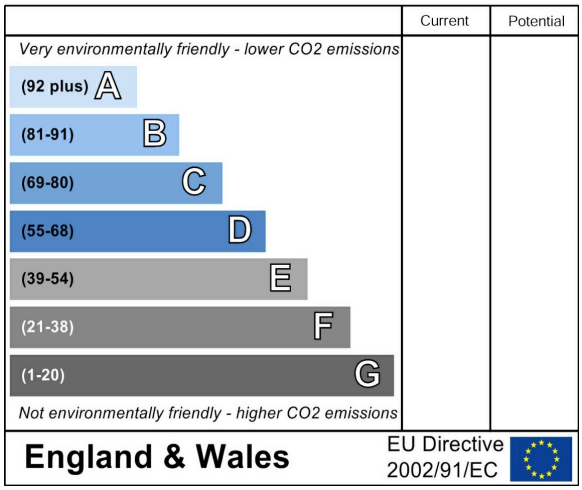
Total area: approx. 94.6 sq. metres (1018.2 sq. feet)

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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