REDMAN CASEY ESTATE AGENTS

7 Nevy Fold Avenue, Horwich, Bolton, Lancashire, BL6 6QG

Offers Over £340,000

Deceptively spacious 4 bedroom detached property offered for sale with no chain and vacant possession, the property is located in one of the most sought after locations in Horwich and offers excellent access to local amenities, Curley's fishery and the Rivington moorland. Offering flexible accommodation the property benefits from 4 generous bedrooms 2 reception rooms, fitted kitchen and bathroom. Double garage and well established gardens to front and rear. Sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

- 4 Generous Bedrooms
- 2 Reception Rooms
- Kitchen and Bathroom
- No Chain
- Vacant Possession
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located in this highly sought after residential area of Horwich we are pleased to offer for sale this delightful 4 bedroom detached property, in need of cosmetic updating the property offers flexible accommodation with bags of potential for extension or conversion to suit a growing family. The property comprises:- Entrance hall, lounge, dining room, fitted kitchen, 2 generous bedrooms and bathroom with separate wc. To the first floor there are two further double bedrooms. Outside there are open plan gardens to the front with extensive driveway offering parking for 3 cars leading to a double garage with power and light. To the rear is a garden with a lawned area paved patio and two brick built storage sheds. The property benefits from gas central heating and double glazing and is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Radiator, carpeted stairs to first floor landing, aluminium double glazed entrance door, door to:

Bedroom 1 13'7" x 10'0" (4.13m x 3.04m)
Aluminium double glazed window to front, uPVC double glazed window to side, radiator.

Bedroom 2 9'11" x 7'10" (3.02m x 2.39m)
Aluminium double glazed window to rear, radiator.

Lounge 13'7" x 19'3" (4.13m x 5.86m)
Aluminium double glazed window to front, fitted gas fire set in tiled surround, double radiator, coving to ceiling.

Kitchen 9'3" x 13'1" (2.82m x 3.98m)
Fitted with a matching base and eye level cupboards with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, aluminium double glazed window to side, radiator, serving hatch to Dining Room to Lounge, floor mounted gas boiler serving heating system and domestic hot water, aluminium double glazed side door to garden.

Dining Room 7'10" x 13'1" (2.38m x 3.98m)
Aluminium double glazed window to rear, radiator, coving to ceiling.

WC
Aluminium frosted double glazed window to rear, fitted with low-level WC and half height ceramic tiling to three walls.

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Bathroom
Fitted with two piece coloured suite comprising deep walk in bath with shower over and pedestal wash hand basin, full height ceramic tiling to all walls, aluminium frosted double glazed window to rear, built-in storage cupboard, radiator,

Landing
Door to:

Bedroom 3 11'5" x 13'6" (3.49m x 4.11m)
Aluminium double glazed window to side, built-in double wardrobes with hanging rails and shelving, radiator, built-in over-stairs storage cupboard.

Bedroom 4 17'6" x 13'3" (5.33m x 4.03m)
Aluminium double glazed window to side, built-in airing cupboard housing, factory lagged hot water cylinder.

Outside
Open plan front garden, tarmac driveway to the front and side leading to garage with steps up to lawned area and mature flower and shrub beds, paved pathway leading to side entrance door.
Rear garden, paved sun patio with raised lawned area and mature flower and shrub borders, two brick-built storage sheds, side gated access, outside cold water tap.

Garage
Attached brick built double double length garage with power and light connected, window to rear, window to side, remote-controlled electric up and over door, door.

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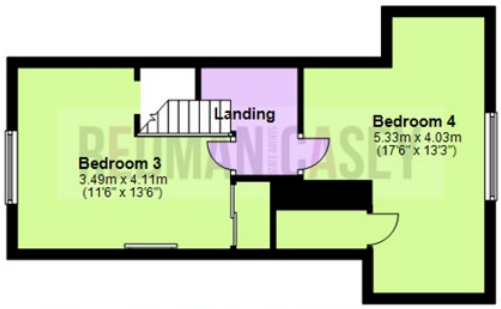
Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)

First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.1 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		
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Not environmentally friendly - higher CO2 emissions		
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