REDMAN CASEY ESTATE AGENTS

1 Barlow Street, Horwich, Bolton, Greater Manchester, BL6 5PL



£160,000

Spacious well presented three bedroom end terraced family home. Located in a popular residential location, close to local primary and secondary schools, both road and rail links making commute easy, and all local amenities. This three bedroom property boasts loads of storage and ample living accommodation whilst also benefiting from double glazing, gas central heating, utility room and En-Suite to master bedroom.
Viewing is highly recommended to appreciate the condition, location and all this home has to offer.

- Three Bedroom
- Spacious Living Accommodation
- Utility Room
- Double Glazing
- Awaiting EPC
- End Terraced
- En Suite To Master
- Gas Central Heating
- Freehold
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious well presented three bedroom end terraced family home. Located in a very popular residential location. close to major road and rail links making commute to Manchester or Preston easy, good primary and secondary schools and all local amenities. The property comprises:- Entrance porch. lounge, kitchen diner, utility room, On the first floor there are two bedrooms and a family bathroom, and a double bedroom with en suite and storage on the second floor. To the outside there is a small garden to the front and an enclosed rear space with patio seating area and garden shed. Benefitting from double glazing, gas central heating, storage space on every floor and good outside space, making this a great family home. Viewing is highly recommended to appreciate the space, location and all this home has to offer.

Inner Porch 3'5" x 3'5" (1.04m x 1.03m)
UPVC double glazed entrance door to front,:

Lounge 13'1" x 13'2" (3.98m x 4.02m)
UPVC double glazed bay window to front, fireplace with cast- iron solid fuel burner with glass door in chimney, breast, timber mantle over, double radiator, :

Kitchen/Diner 11'2" x 13'2" (3.40m x 4.02m)
Fitted with a matching base and eye level units with round edged worktops, polycarbonate sink with single drainer, stainless steel mixer tap and tiled splashbacks, built-in electric fan assisted oven, built-in electric ceramic hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, ceramic tiled flooring, stairs, :

Utility Room 7'4" x 4'3" (2.23m x 1.29m)
Plumbing for automatic washing machine, space for fridge/freezer, hardwood window to side, radiator, ceramic tiled flooring, uPVC double glazed entrance door to side.

Bedroom 1 18'9" x 13'2" (5.72m x 4.02m)
Hardwood double glazed velux window to front, hardwood double glazed velux to rear, radiator, Storage cupboard,

En-suite 6'3" x 7'0" (1.90m x 2.13m)
Skylight, uPVC double glazed velux window to rear, door to Storage cupboard. Low Level WC , wash hand basin.

Bedroom 2 12'11" x 10'6" (3.94m x 3.20m)
UPVC double glazed window to front, radiator,

Landing 2'11" x 10'6" (0.89m x 3.20m)
Stairs, door to Storage cupboard, :

Bedroom 3 8'4" x 5'6" (2.54m x 1.67m)
Hardwood glazed window to rear, radiator.









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Bathroom 4'11" x 7'5" (1.51m x 2.25m)
Three piece suite with comprising, deep panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic and full height tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Storage 13'1" x 2'4" (3.98m x 0.72m)

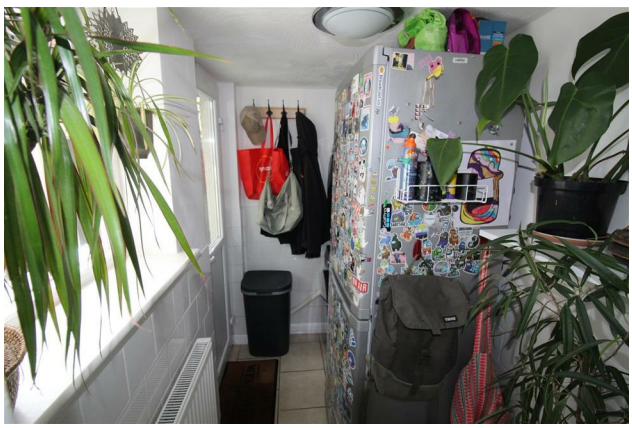
Outside Front
Small garden area with steps leading to front door.

Outside Rear
Enclosed Rear yard with storage shed, artificial lawn creating patio seating area.



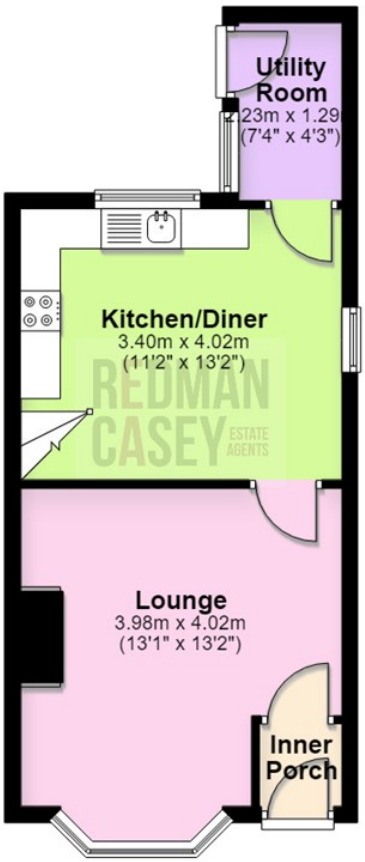




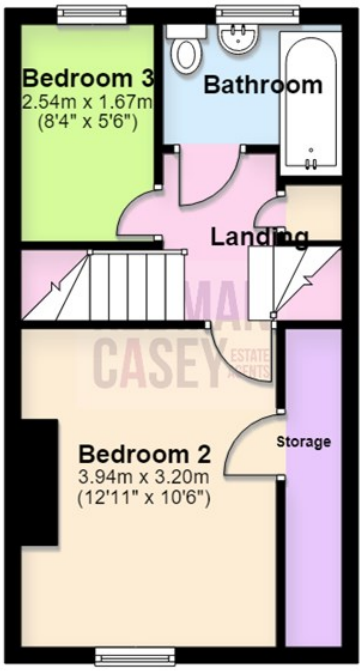


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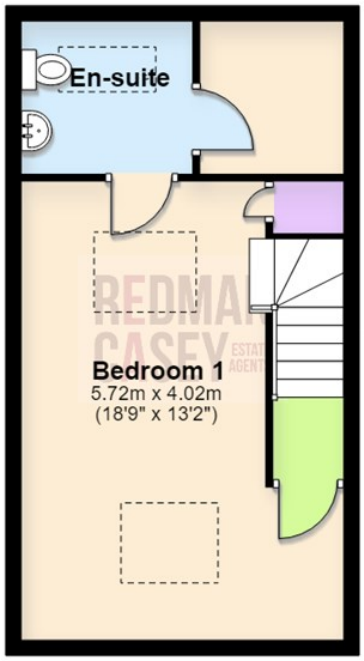
Ground Floor
Approx. 33.3 sq. metres (358.7 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.3 sq. feet)



Second Floor
Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)

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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