REDMAN CASEY ESTATE AGENTS

204 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QR

£155,000

Superb three bedroom mid terraced property in a residential location, close to local schools, shops, local amenities, station , motorway and Rivington Country Park. This spacious and modern property has many benefits including double glazing, gas central heating two reception rooms plus a garden/ breakfast room. Viewing is highly recommended to appreciate the condition and location. This property is offered with vacant possession and no onward chain.

- 3 Bedroom
- Superb Condition
- Double Glazing
- No Onward Chain
- Recently Modernised
- Gas Central Heating
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb three bedroom spacious mid terraced property, situated in a very popular residential location close to road and rail links local shops, schools , Rivington Country Park and all local amenities. The property comprises:- Entrance hall, lounge, dining room, fitted kitchen, breakfast room. To the first floor there are three bedrooms and a family bathroom. The property also benefits from gas central heating, double glazing and outside space to the front and rear. This property offers spacious living in a recently refurbished home and is sold with vacant possession and no onward chain. Viewings are highly recommended to appreciate the condition and location on offer.

Hall
Door to:

Inner Hallway
Radiator, stairs, door to:

Lounge 11'11" x 10'11" (3.64m x 3.32m)
UPVC double glazed window to front, wall mounted electric fire set in feature surround, radiator.

Dining Room 12'3" x 11'7" (3.73m x 3.52m)
UPVC double glazed window to rear, double radiator, door to Storage cupboard, open plan to:

Kitchen 9'6" x 7'5" (2.90m x 2.25m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space, 1+1/2 bowl polycarbonate with stainless steel mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, hardwood entrance door to side.

Breakfast Room 8'2" x 6'3" (2.49m x 1.91m)
UPVC double glazed double door to rear.

Bedroom 1 12'4" x 14'7" (3.76m x 4.45m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 9'10" x 7'5" (3.00m x 2.25m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'0" x 9'0" (2.44m x 2.74m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with base cupboard, storage under and mixer tap and low-level, tiled surround, heated towel rail, ceramic flooring.

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Landing
Door to:

Outside Front
Enclosed Front Garden mature flower beds with hedges.

Outside Rear
Enclosed rear yard with seating area and rear wooden gate.

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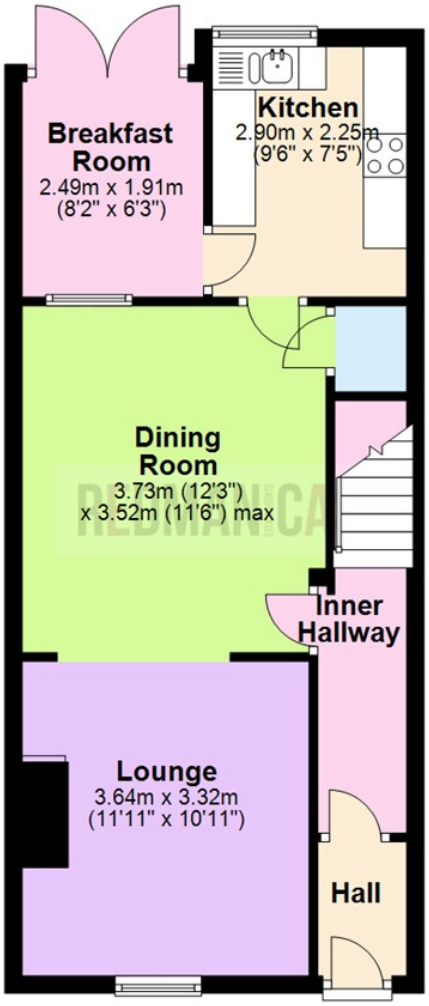
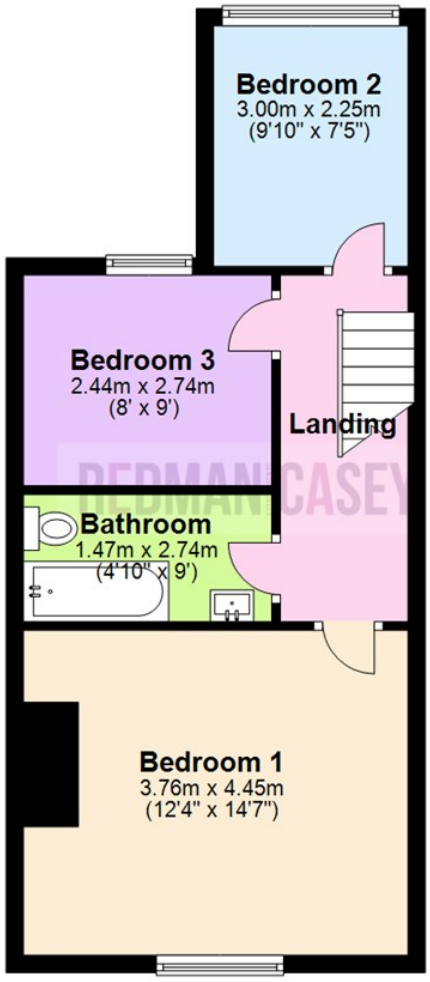
Ground Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



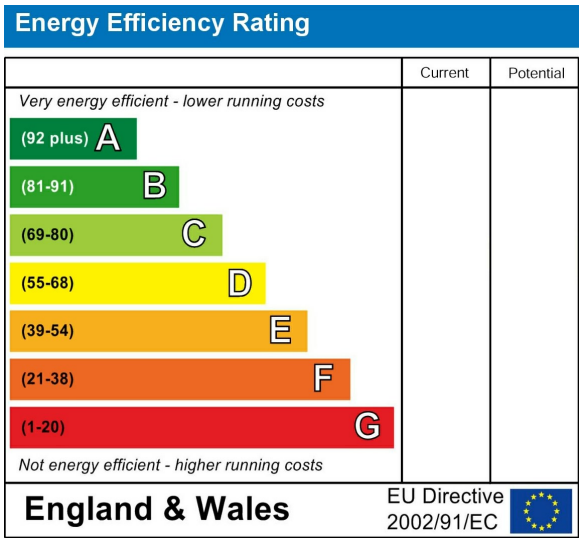
First Floor

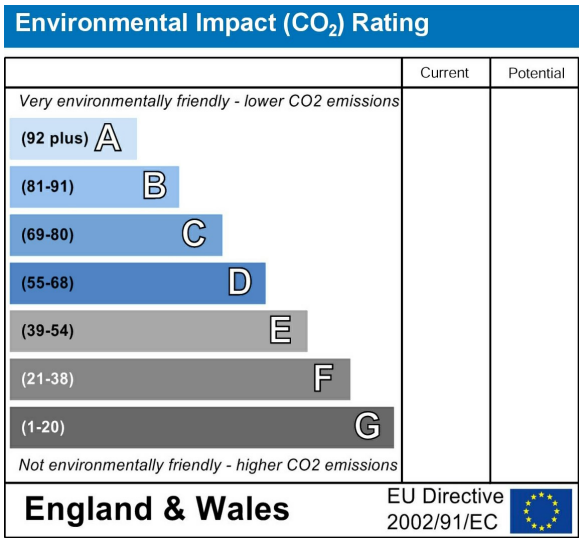
Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 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.





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