REDMAN CASEY ESTATE AGENTS

Prospect House, Bottom `Oth Moor, Horwich, Bolton, Greater Manchester, BL6 6QH

£260,000

Extended three bedroom semi detached property situated in the popular location of Bottom Oth Moor. Close to local schools, shops and many local amenities, plus close to Rivington Moors. This recently modernised property offers many extra benefits including a detached garage with off road parking, detached home office with heating and power. two bathrooms and spacious utility. Outside there are gardens to front and rear with a sun balcony offering a large seating area.
Viewings are highly recommended.

- Three Bedroom
- Balcony To Rear
- Two Bathrooms
- Garage
- Gardens
- Detached Office
- Extended
- Utility
- Recently Modernised

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended three bedroom recently modernised semi detached property, situated in a superb location close to Rivington Moors, local schools, shops and all local amenities. This property comprises:- Entrance hall, lounge, dining room, kitchen, bathroom, utility room, balcony. To the first floor there are two double bedroom and a single with a family bathroom. The property also benefits from double glazing, gas central heating, detached home office with power and heating cupboards and fully double glazed, detached garage with off road parking for one vehicle. Recently modernised with a new kitchen and appliances and new bathroom downstairs. The gardens are mature and again offer spacious enclosed seating areas with mature planting of shrubs.
Viewing is highly recommended to appreciate the space and location of this property. Offered with no onward chain and vacant possession.

Entrance Hall
Double radiator, stairs, door to:

Kitchen 9'6" x 8'7" (2.89m x 2.62m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl sink unit with mixer tap, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted cooker, built-in electric hob with extractor hood over, uPVC double glazed box bay window to front, ceramic tiled flooring.

Lounge 10'8" x 12'8" (3.25m x 3.86m)
Decorative log effect fire set in surround, double radiator, uPVC double glazed entrance patio double door to rear, door to:

Dining Room 8'4" x 12'8" (2.54m x 3.86m)
Bay window to front with uPVC double glazed box window to front, double radiator, open plan to:

Bathroom
Three piece suite comprising fitted vanity wash hand basin with drawers, mixer tap, tiled splashback and mirror, shower cubicle with fitted power shower and folding glass screen and low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to rear, heated towel rail, door to:

Utility Room 9'7" x 8'7" (2.91m x 2.62m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting and worktop space over, plumbing for automatic washing machine, space for automatic washing machine and tumble dryer, uPVC double glazed sliding entrance door to rear.

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Landing
Door to:

Bedroom 1 10'5" x 12'0" (3.18m x 3.66m)
UPVC double glazed window to front.

Bedroom 2 9'0" x 12'0" (2.74m x 3.66m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 4'3" x 7'4" (1.29m x 2.24m)
UPVC double glazed window to front, radiator, door to:

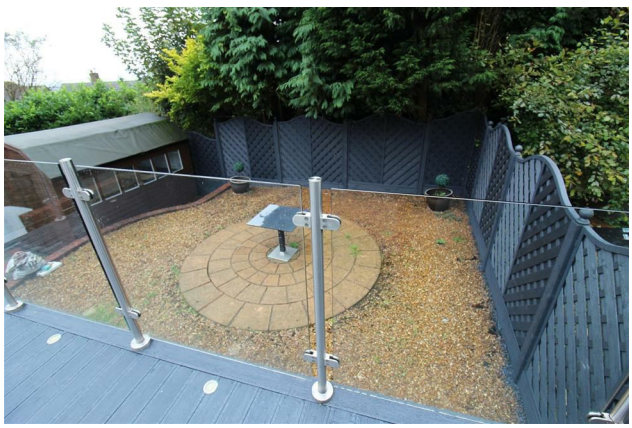
Bathroom
Window to side, uPVC frosted double glazed window to side, heated towel rail.

Detached Home Office
Detached home office, with cupboards double glazing heating and power, fully insulated.

Outside Front
Fully enclosed front garden area access via double wooden gates to allow parking if required. Laid mainly to paving with mature planting.

Outside Rear
Fully enclosed rear garden with mature planting and large seating area.

Garage
Detached Garage and off road parking.



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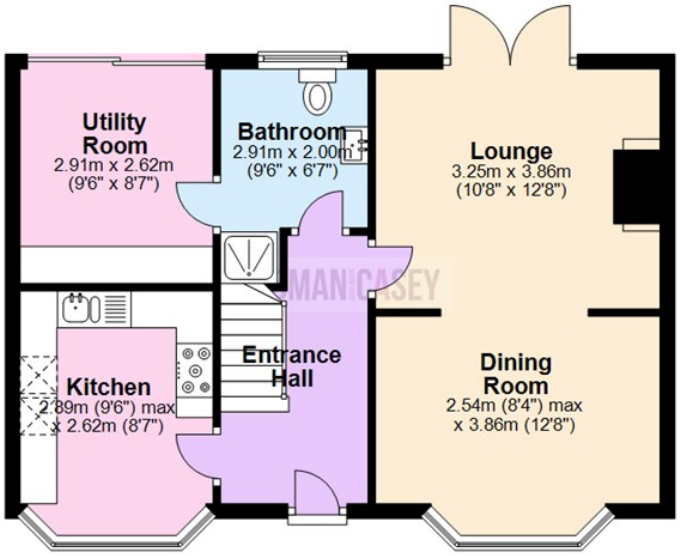
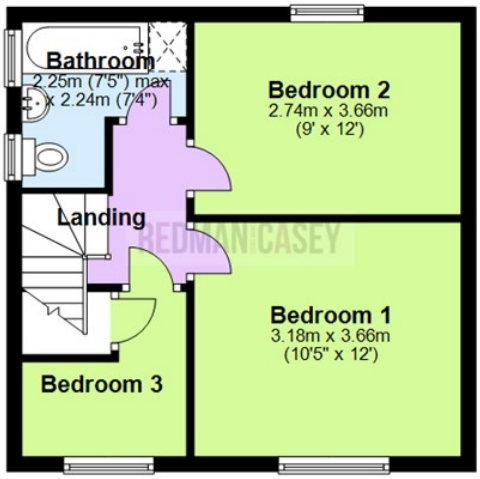
Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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