REDMAN CASEY ESTATE AGENTS

# 7 Cheviot Close, Horwich, Bolton, Greater Manchester, BL6 7DF

## Offers Over £200,000

A semi detached residence in cul-de-sac location, porch, lounge, kitchen diner, landing, 3 bedrooms, bathroom, drive, gardens front and rear, gas centrally heated & double glazed windows. The property is in good decorative order with internal and external viewing recommended

- 3 Bedrooms
- Driveway & Gardens
- Good Decorative Order Throughout
- Part uPVC Double Glazing
- Close To Amenities
- Gas Centrally Heated

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Positioned on the ever popular Cheviot Close, Horwich this three bedroom semi detached residence offered in good decorative order throughout and briefly comprising porch, lounge leading to open plan kitchen diner. On the upper level three bedrooms and a three piece bathroom suite. Externally the property benefits from garden area and driveway to the front and garden and patio areas to the rear. The property also benefits from gas central heating and double glazed windows throughout. Local amenities in the centre of Horwich are close by as well as motorway access, train station, bus routes, Middlebrook retail park and regarded schooling. Early viewing essential.

**Porch**
Two uPVC double glazed windows to side, ceramic tiled flooring, uPVC double glazed entrance door.

**Lounge 15'9" x 14'7" (4.81m x 4.45m)**
UPVC double glazed bow window to front, uPVC double glazed window to side, built-in storage cupboard, double radiator, laminate flooring, carpeted stairs to first floor landing, door to:

**Kitchen/Dining Room 8'4" x 14'7" (2.53m x 4.45m)**
Refitted with a matching range of modern cream base and eye level units with drawers, cornice trims and oak worktop space over, glazed display unit, corner display shelf, china belfast sink unit with stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, window to rear, radiator, ceramic tiled flooring, under floor heating, ceiling with spotlights, uPVC double glazed french doors to garden, door to:

**Bathroom**
Refitted with three piece modern white suite comprising deep panelled bath with electric shower over and with glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to rear, vinyl flooring, panelled ceiling with low-voltage spotlights, door to:

**Landing**
UPVC double glazed window to side, radiator.

**Bedroom 1 14'1" x 8'7" (4.30m x 2.61m)**
UPVC double glazed window to front, power points, space for free standing or built in wardrobes

**Bedroom 2 10'0" x 8'7" (3.04m x 2.61m)**
UPVC double glazed window to rear, radiator, door to:

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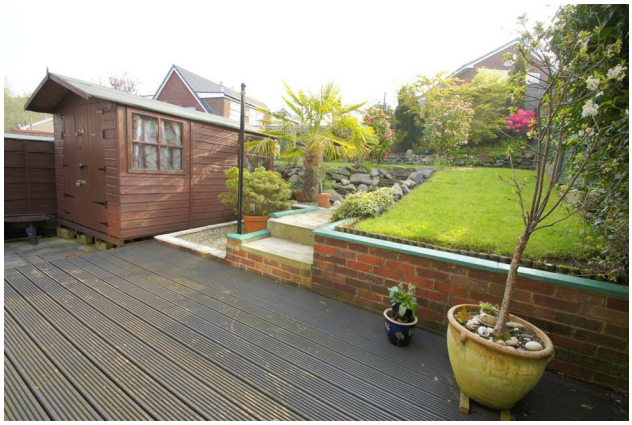
**Bedroom 3 6'6" x 5'9" (1.98m x 1.74m)**
UPVC double glazed window to front, radiator, door to:

**Outside**
Front garden, paved path leading to front entrance door with lawned area and flower and shrub borders, enclosed by dwarf brick wall to front and side, paved driveway to the front and side leading to rear.
Rear garden, enclosed by timber fencing to rear and sides, patio with timber and decking with steps up to lawned area and well stocked mature flower and shrub borders beds, timber garden shed with power and light connected.



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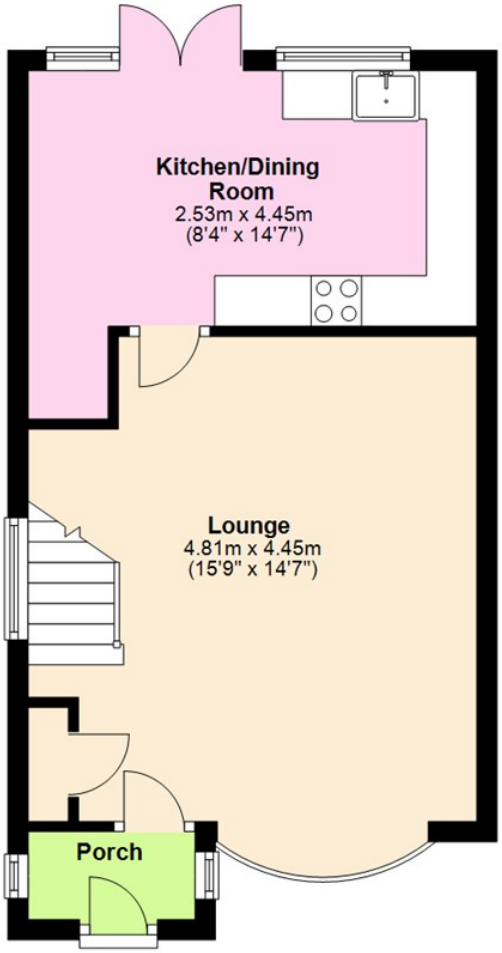
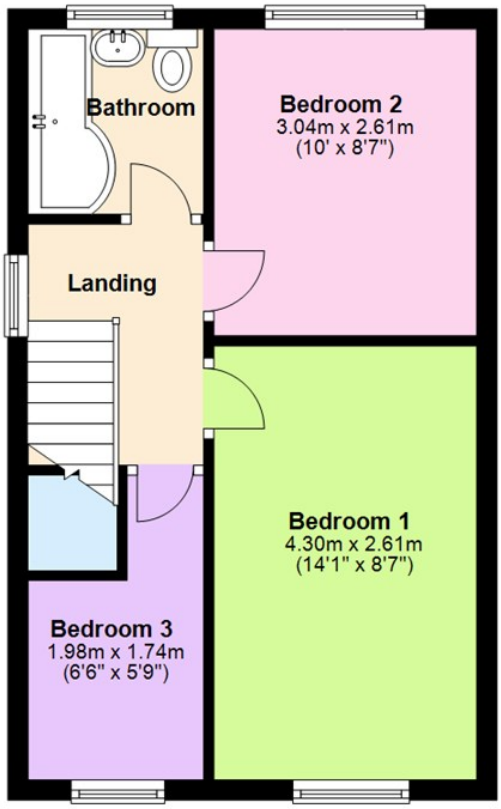
## Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)




## First Floor

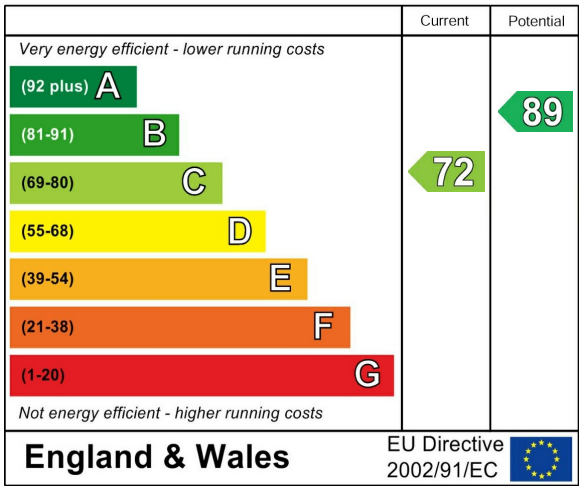
Approx. 33.1 sq. metres (356.2 sq. feet)



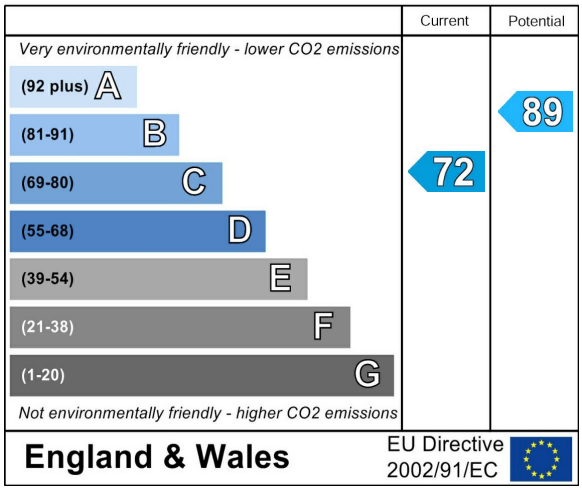

Total area: approx. 72.5 sq. metres (779.9 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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