REDMAN CASEY ESTATE AGENTS

44 Thirlmere Avenue, Horwich, Bolton, Lancashire, BL6 6DS

Offers In The Region Of £150,000

Three bedroom town house situated in a popular residential location. Close to shops, schools and local amenities. This property offers spacious accommodation over two floors with the benefit of off road parking to the front, detached garage to the rear and garden area. Early viewing is recommended.

- 3 Bedroom Mid Townhouse
- Open Plan Lounge Diner
- Generous Gardens
- Viewing Essential
- Stunning Bathroom
- Conservatory
- Detached Garage
- EPC Rating tbc

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom town house situated in a popular residential location, with close proximity to schools, shops and local amenities. This property comprises-; Entrance hall. lounge diner. fitted kitchen and conservatory. To the first floor there are three bedroom two of which are double and a superb modern family bathroom. To the outside at the front there is a paved driveway giving off road parking for a vehicle, and to the rear a garden with mature planting and patio seating area with a raised ornamental fish pond. Artificial lawned area and decking. This property also benefits from a detached garage with power and a small plot of land to the side that could be used as parking or extra garden. Fully double glazed and gas central heating. This property is recommended for an early viewing to appreciate all that is on offer.

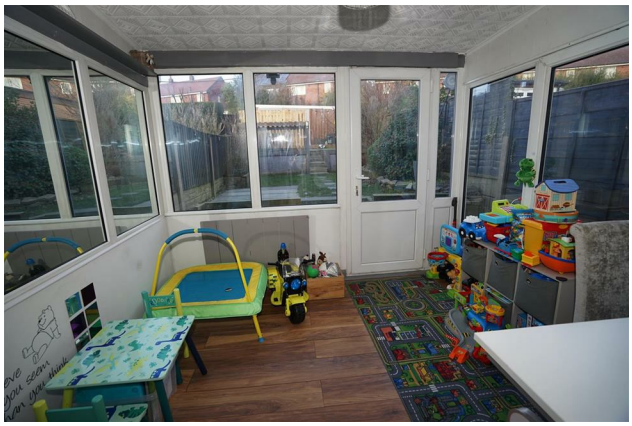
Entrance Hall
UPVC frosted double glazed window to front, uPVC frosted double glazed window to side, radiator, part ceramic tiled flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 12'10" x 11'8" (3.91m x 3.56m)
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling, open plan to Dining Area, door to:

Cupboard
Built-in under-stairs storage cupboard.

Dining Area 9'1" x 5'11" (2.77m x 1.80m)
Laminate flooring, coving to ceiling, folding door to Conservatory, open plan to:

Kitchen 9'1" x 7'11" (2.77m x 2.41m)
Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing for washing machine, electric point for cooker with extractor hood over, uPVC double glazed window to rear, laminate flooring.



Conservatory
UPVC construction with uPVC double glazed windows, two windows to rear, two windows to side, radiator, laminate flooring, door.

Landing
Door to:

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Bedroom 1 11'8" x 8'9" (3.55m x 2.67m)
UPVC double glazed window to rear, fitted bedroom suite built-in wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, radiator.

Bedroom 2 10'3" x 7'4" (3.13m x 2.23m)
UPVC double glazed window to front, radiator.

Bedroom 3 6'9" x 6'10" (2.06m x 2.08m)
UPVC double glazed window to front, radiator.

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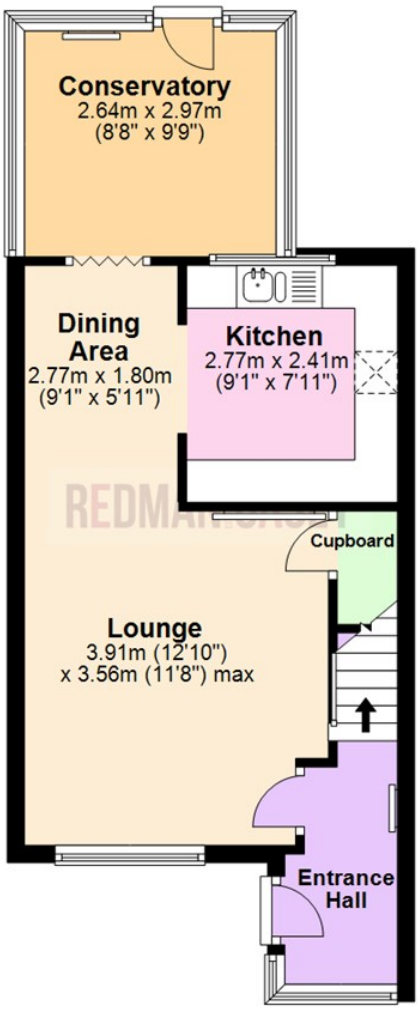
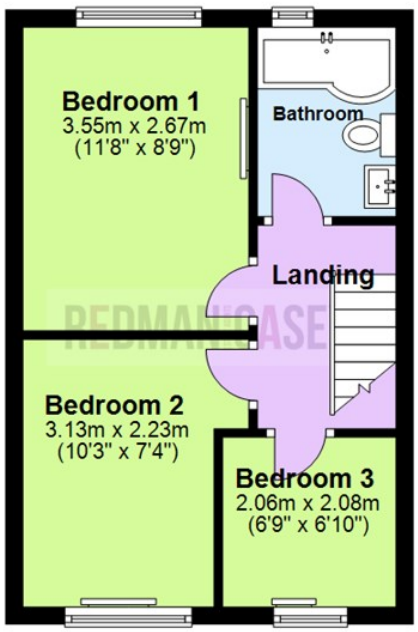
Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



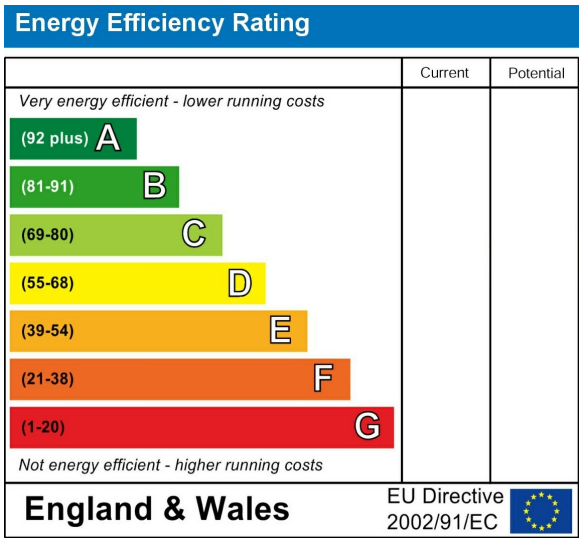
First Floor

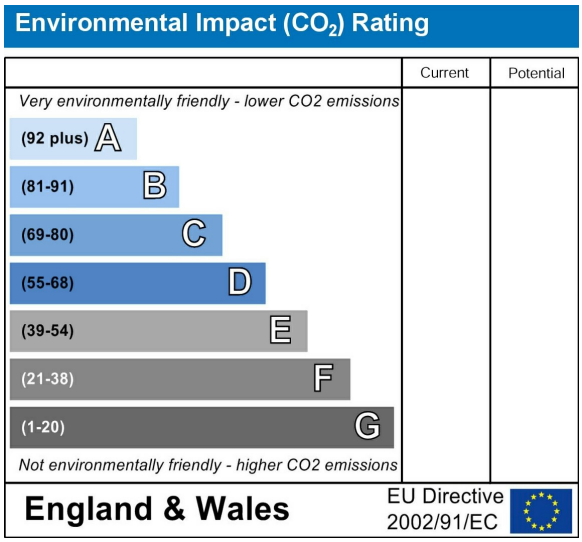
Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 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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