REDMAN CASEY ESTATE AGENTS

15 Kensington Drive, Horwich, Bolton, Lancashire, BL6 6AE

Offers In The Region Of £335,000

Extended 3 bed detached property, with amazing views looking over Rivington. Situated in a very popular residential location. Close to local schools, shops, transport links and all local amenities. Ideally placed for easy access to Rivington and surrounding countryside. Viewing is highly recommended to appreciate all that is on offer.

- Amazing Views
- Three Bedroom
- No Chain
- Gas Central Heating
- Patio Areas
- Detached
- Orangery
- Driveway
- Gardens Front And Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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3 bedroom detached property benefiting from gas central heating, double glazing, garage, off road parking, orangery, gardens, patio seating area. This superbly presented house has amazing views over Rivington and is situated in a very popular residential location close to schools, shops and all local amenities.
The Property comprises:- Entrance hall, lounge, dining room, orangery, fitted kitchen. To the first floor there are three bedroom two of which are double and a family bathroom. There is an attached garage with utility included. To the out side there are garden to the front and a driveway leading to the garage. The rear garden is fully enclosed with patio seating areas, garden shed.
The property also benefits from double glazing, gas central heating, fitted robes, Jacuzzi bath and many more features. Viewing is highly recommended to appreciate all that is on offer with this property.

Entrance Hall
Hardwood glazed window to front, radiator, stairs, door to:

Lounge 13'7" x 12'4" (4.15m x 3.77m)
UPVC double glazed window to front, coal effect gas fire set in feature marble surround, radiator, open plan to:

Dining Room 10'7" x 7'4" (3.22m x 2.24m)
Radiator, hardwood double double door to rear.

Orangery
Two hardwood double glazed windows to side, uPVC hardwood double glazed window to side, two uPVC hardwood double glazed windows to rear, hardwood double glazed window to rear, radiator, hardwood double glazed double door to side, door to:

Kitchen 10'7" x 7'9" (3.22m x 2.37m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single drainer and ceramic tiled splashbacks, built-in integrated fridge and dishwasher, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, warm air vent, hardwood glazed opaque entrance door to side, door to Storage cupboard.

Landing
UPVC opaque double glazed window to side, door to:

Bedroom 1 12'8" x 8'10" (3.86m x 2.68m)
UPVC double glazed window to front, built-in double wardrobe(s) with hanging rail, shelving and overhead storage, radiator, door to Storage cupboard, double door, door to:

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Bedroom 2 11'7" x 8'11" (3.52m x 2.72m)
UPVC double glazed window to rear, fitted range of wardrobes wardrobe(s) with mirrored, hanging rails, shelving and overhead storage, radiator, double door, door to:

Bedroom 3 9'8" x 6'4" (2.95m x 1.94m)
UPVC double window to front, radiator, door to:

Bathroom
Fitted with three piece comprising jacuzzi bath with shower over, mixer tap taps and folding glass screen, wash hand basin vanity wash unit with storage under, mixer tap and ceramic and tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Garage / Utility 17'2" x 8'11" (5.24m x 2.71m)
Plumbing for automatic washing machine, space for tumble dryer, attached garage, metal, hardwood glazed opaque entrance door to rear.

Outside Front
Lawn with mature planting and driveway leading to garage.

Outside Rear
Enclosed rear garden with lawn, mature planting, lower seating area, upper patio area, wooden garden sheds and storage.

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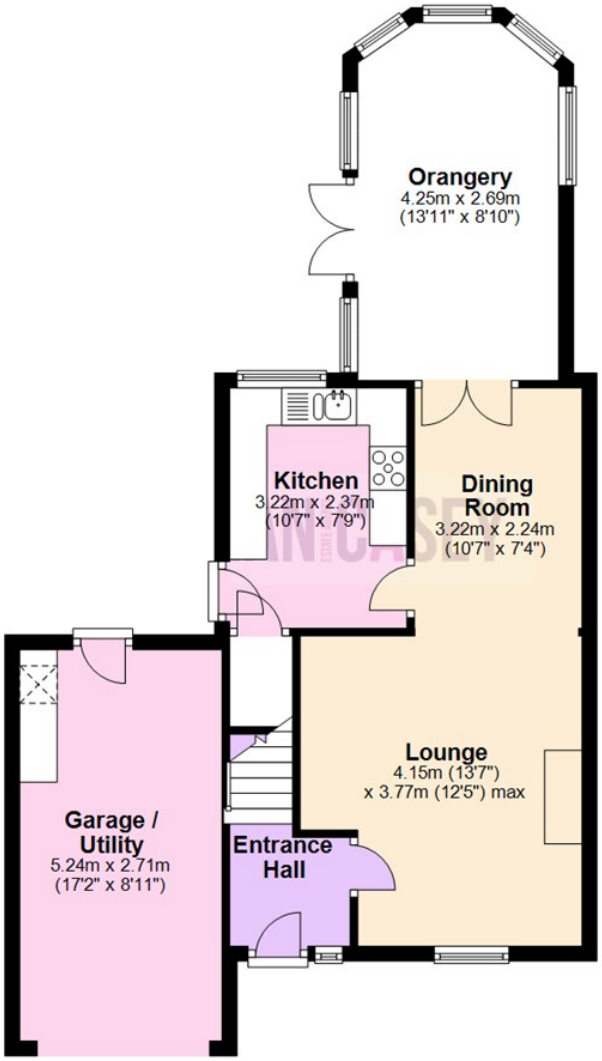
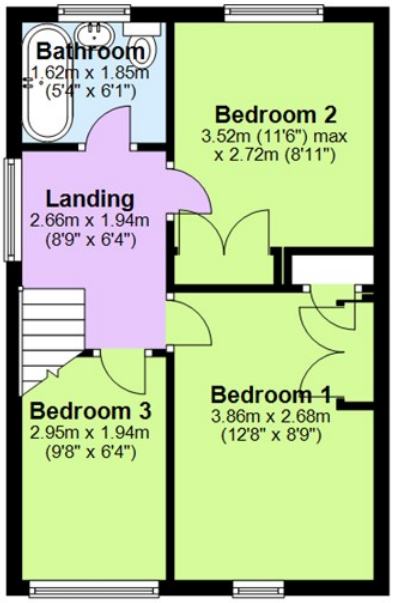
Ground Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



First Floor

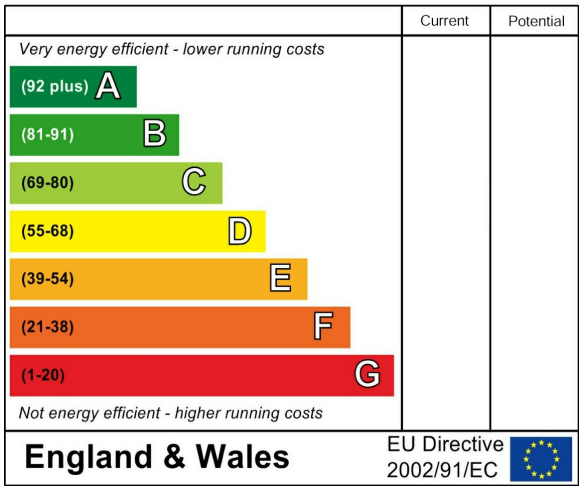
Approx. 34.6 sq. metres (372.0 sq. feet)



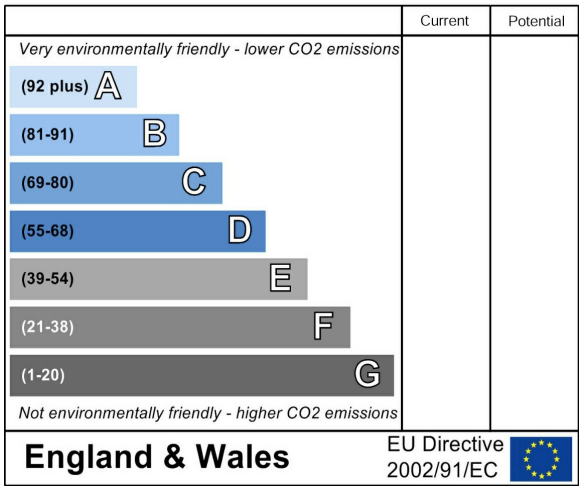
Total area: approx. 97.1 sq. metres (1044.9 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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