REDMAN CASEY ESTATE AGENTS

57 Catherine Street East, Horwich, Bolton, Greater Manchester, BL6 7JZ

Offers In The Region Of £130,000

Well presented and extended three bedroom end terraced property, offering excellent accommodation with garden and garage and potential for further expansion over the garage should the need arise(subject to consent.) Situated close to Rivington and Horwich Centre with no chain.

- 3 Bedrooms
- uPVC Double Glazing
- Attached Garage
- 2 Receptions
- Fitted Kitchen
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities and shops this extended three bedroom terraced property offers excellent accommodation and has potential to be extended further over the garage (subject to planning). The property comprises :- Hall, lounge, dining room, kitchen. To the first floor there are three bedrooms and bathroom with three piece suite. Outside to the front is a driveway leading to the garage and a garden area. To the rear there is an enclosed garden with lawned area and patio access to garage which is attached to the side of the property and benefits from power and light. The property is gas central heated and double glazed and is sold with no chain and vacant possession,

Hall
Radiator, ceramic tiled flooring, carpeted stairs to first floor landing, door to:

Lounge 13'2" x 10'4" (4.02 x 3.14)
UPVC double glazed window to front, coal effect gas fire with timber surround, marble effect inset and hearth and concealed back boiler, radiator, laminate flooring, coving to textured ceiling, door to:

Dining Area 16'4" x 6'9" (4.98 x 2.06)
Double radiator, ceramic tiled flooring, built-in under-stairs storage cupboard, open plan to:

Kitchen 15'3" x 6'6" (4.65 x 1.98)
Fitted with a matching range of beech effect base and eye level units with contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with 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, ceramic tiled flooring, vaulted ceiling with recessed ceiling spotlights, uPVC double glazed door to garden.

Landing
Access to part boarded loft, door to:

Bedroom 1 9'2" x 9'10" (2.79 x 3)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator,

Bedroom 2 9'2" x 7'7" (2.79 x 2.31)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe with hanging rails and shelving, radiator,

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Bedroom 3 6'11" x 6'7" (2.11 x 2.01)
UPVC double glazed window to front, with a range of wardrobes comprising fitted double wardrobe, further fitted single wardrobe, radiator, Currently used as a study.

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

Front
Front garden, enclosed by brick wall and fencing to front and sides with flower and shrub borders, paved driveway to the front leading to garage, paved pathway leading to front entrance door.

Rear
Rear garden, enclosed by fencing to rear and sides with lawned area and flower and shrub borders, paved sun patio, paved pathway, aluminium greenhouse.

Garage
Attached brick built garage with power and light connected, up and over sectional door, rear access door.

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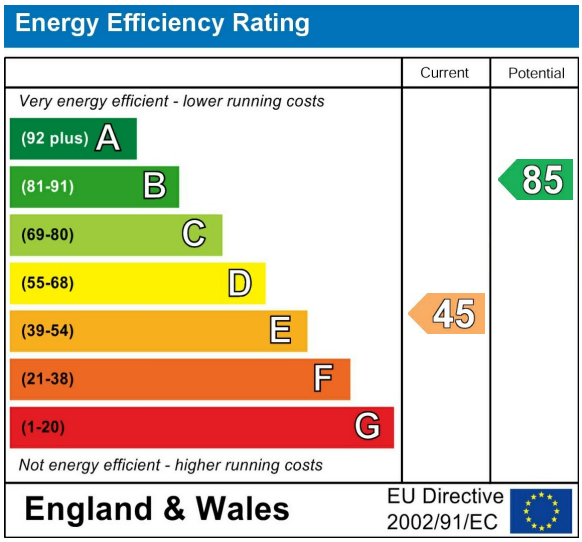

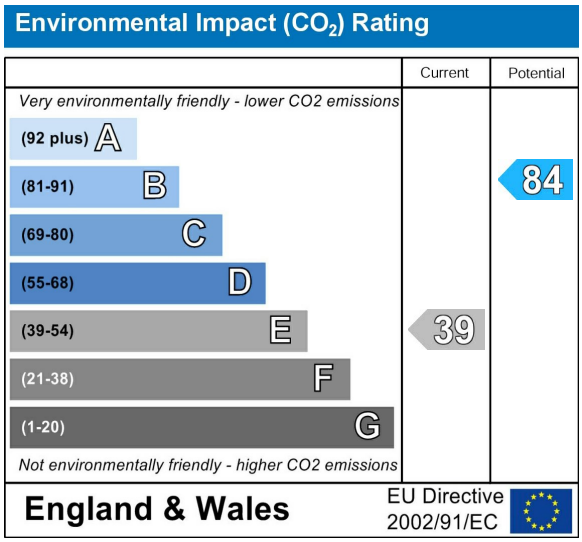

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