REDMAN CASEY ESTATE AGENTS

1a Essex Street, Horwich, Bolton, Greater Manchester, BL6 6ET

Offers Around £210,000

Detached three bedroom home built in 2018 with hall, W.C., lounge open plan to dining area, 'Howdens' fitted breakfast kitchen, three bedrooms, en-suite & family bathroom. Externally low maintenance patio and gravel bedded areas to front and rear, gas centrally heated and double glazed windows, viewing an absolute must.

- Newly Built 2018
- Detached
- Modern Finish
- Three Bedrooms
- Close To Amenities
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

An immaculate detached residence built 2018 as a new home finished to a modern contemporary styling with hall, lounge, dining area, 'Howdens' fitted breakfast kitchen, W.C., storage. On the upper level there are three bedrooms with the main bedroom offering en-suite shower room. There is also a three piece family bathroom. Externally low maintenance areas to the front and rear. The property also benefits form gas central heating (still under warranty as of August 2020) and double glazed windows and is located within easy reach both to the village centre of Horwich and Middlebrook retail park. There are also transport & commuting links to hand including motorway access and local train station. Schooling from primary to secondary education are within proximity and internal viewing is highly recommended to fully appreciate.

Hall
inviting hallway with laminate flooring, storage cupboard, door to W.C., door to cupboard with space for dryer, stairs rise to upper level, wall mounted radiator, access to breakfast kitchen and lounge and dining area.

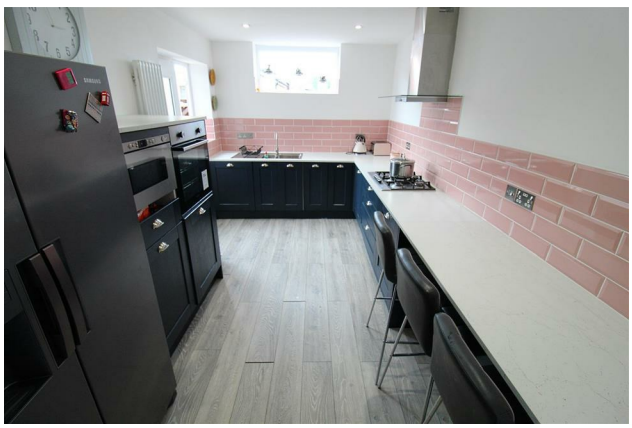
WC
Access from hall with low level W.C., vanity wash basin, double glazed window to front, tiled floor, wall mounted heated towel rail.

Lounge 15'10" x 11'0" (4.82m x 3.35m)
access from the hall to lounge with double glazed bay style window to front elevation, power points, wall mounted radiator, open plan to dining area.

Dining Area 7'5" x 8'9" (2.25m x 2.66m)
Open plan to lounge, feature wall with exposed brick, inset fireplace with stone hearth, wall mounted radiator, French doors lead to rear.

Kitchen/Breakfast Room 15'1" x 8'10" (4.60m x 2.69m)
Modern styled 'Howdens' kitchen with a range of fitted units with contrasting work surfaces, splash back tiling, power points, integrated dishwasher, oven with separate 5 hob gas burners with stainless steel and glass extractor over. plumbed for washing facilities, space for fridge freezer, breakfast bar, inset stainless steel sink with mixer tap, laminate flooring, double glazed window to rear, door to rear aspect.

Landing
Stairs rise to upper level to first floor landing, doors lead to further accommodation, double glazed window to side aspect, wall mounted radiator.



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Bedroom 1 10'8" x 10'10" (3.24m x 3.29m)
Double glazed window to front aspect, power points, space for free standing or built in wardrobes, wall mounted radiator, door to en-suite.

En-suite
Three piece en-suite with shower, low level W.C., vanity wash basin, partial tiled elevations, wall mounted heated towel rail, double glazed frosted window to side aspect.

Bedroom 2 12'9" x 8'10" (3.88m x 2.69m)
Access off the landing to second bedroom with velux style windows, wall mounted radiator, power points, space for free standing or built in wardrobes.

Bedroom 3 8'6" x 9'0" (2.60m x 2.75m)
Situated to the rear elevation with double glazed window, power points, wall mounted radiator.

Bathroom
Three piece suite with low level W.C., panelled bath with shower over, vanity wash basin, wall mounted heated towel rail, double glazed frosted window, tiled elevations.

Outside
To the front a gravel bedded area with flagged stepping stones and brick wall to border

To the rear an Indian stone flagged patio with traditional wooden panelled fencing to border.

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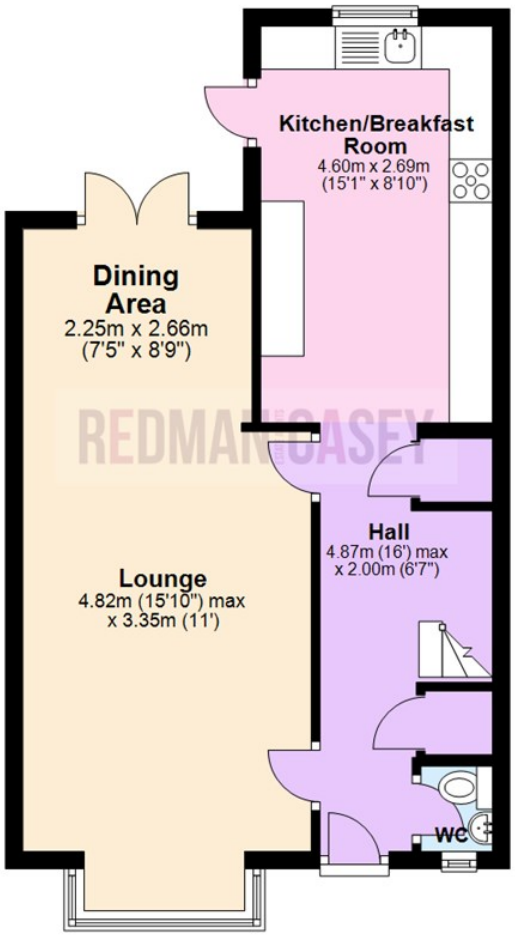
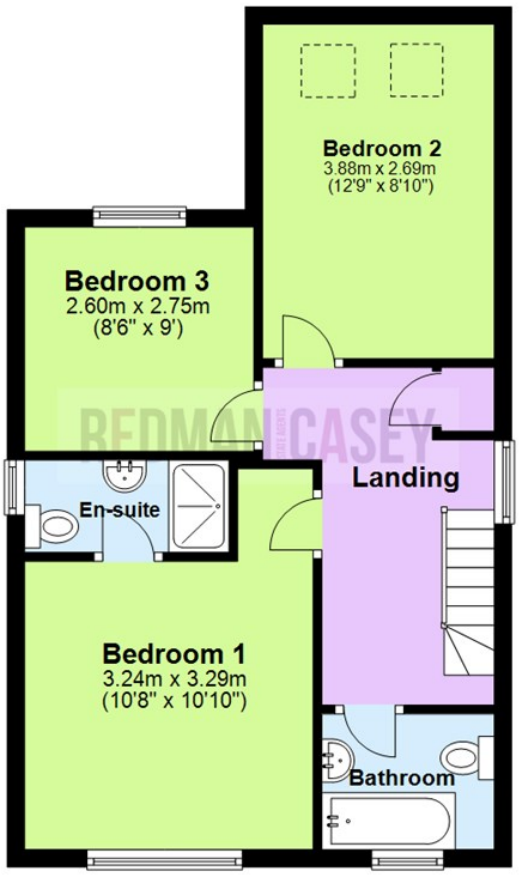
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



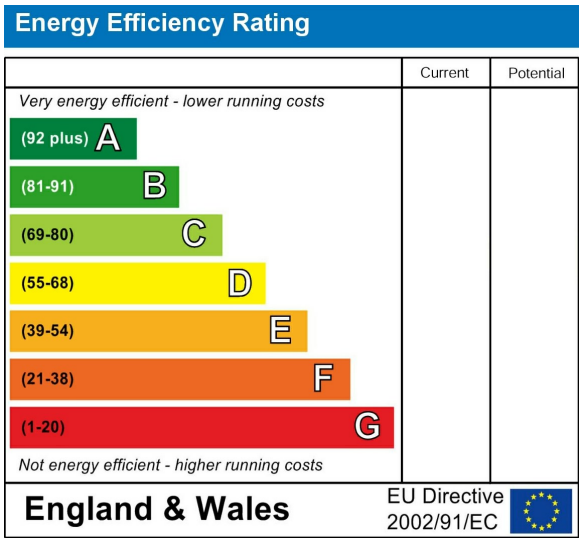
First Floor

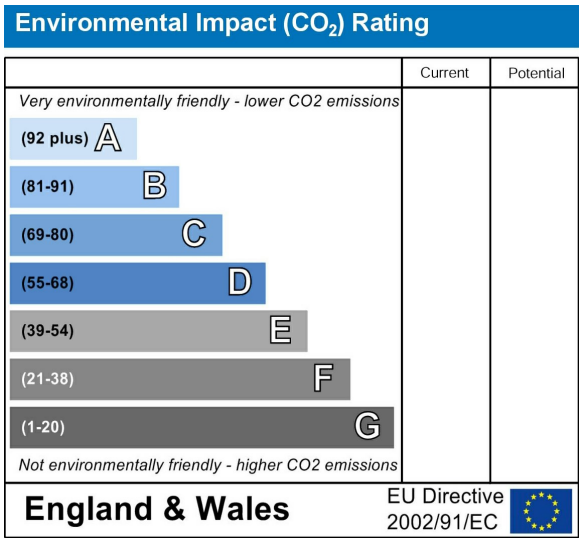
Approx. 45.5 sq. metres (490.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 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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