REDMAN CASEY ESTATE AGENTS

69 Victoria Road, Horwich, Bolton, Lancashire, BL6 5ND

Offers In The Region Of £187,000

Three bedroom mid terraced property with many period features. This property offers spacious living accommodation with the added benefits of gas central heating, double glazing. Situated in a great residential location close to local shops, schools and all local amenities. Viewing is highly recommended.

- Three Bedroom
- Gas Central Heating
- Patio Area To Rear
- Double Glazing
- Period Features
- Garden Fronted

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Redman Casey are pleased to offer to the market, this three bedroom spacious mid terraced property.
This property comprises:- internal entrance porch, hallway, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, garden to font with mature planting and enclosed to rear with patio paved seating area and artificial lawned area. and is located in a popular residential area close to local schools, shops and all local amenities.
viewing is highly recommended to appreciate all that is on offer and to avoid any disappointment.

Entrance Vestibule
Door to:

Entrance Hall
Double radiator, stairs, door to:

Lounge 12'0" x 12'2" (3.67m x 3.71m)
UPVC double glazed bay window to front, fitted coal effect gas fire set in wooden Adam style surround, double radiator.

Dining Room 13'2" x 13'3" (4.01m x 4.04m)
UPVC double glazed window to rear, coal effect gas open fire set in ornate Adam style surround, double radiator, door to:

Kitchen 15'11" x 7'9" (4.84m x 2.36m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, built-in range with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, ceramic tiled flooring, secure uPVC double glazed entrance door to side.

Bedroom 1 13'1" x 10'11" (3.99m x 3.33m)
UPVC double glazed window to rear, double radiator.

Bedroom 2 12'3" x 7'10" (3.73m x 2.39m)
UPVC double glazed window to front, double radiator.

Bedroom 3 9'0" x 8'3" (2.75m x 2.51m)
UPVC double glazed window to front, radiator, door to:

Landing
Double radiator, door to:

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Bathroom
Four piece suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle with fitted electric shower and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, double radiator.

Outside Front
Enclosed garden with mature beds and laid to decorative stone and containers.

Outside Rear
Enclosed rear garden access via rear garden gate. Patio paved area and artificial lawned area.

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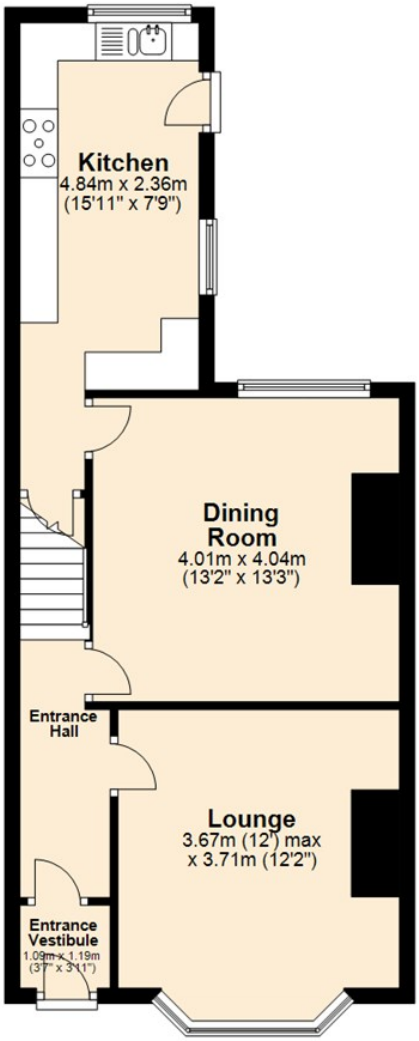
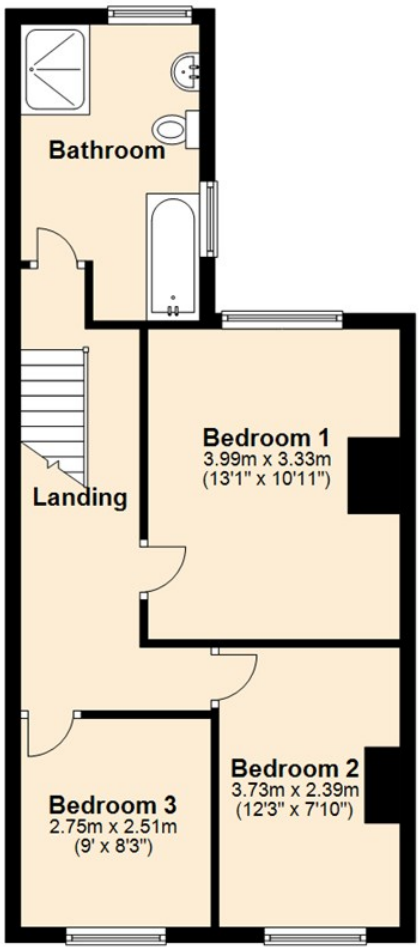
Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



First Floor

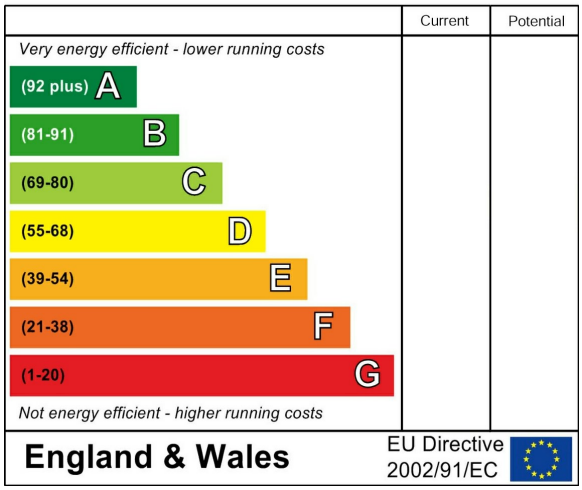
Approx. 48.6 sq. metres (523.3 sq. feet)



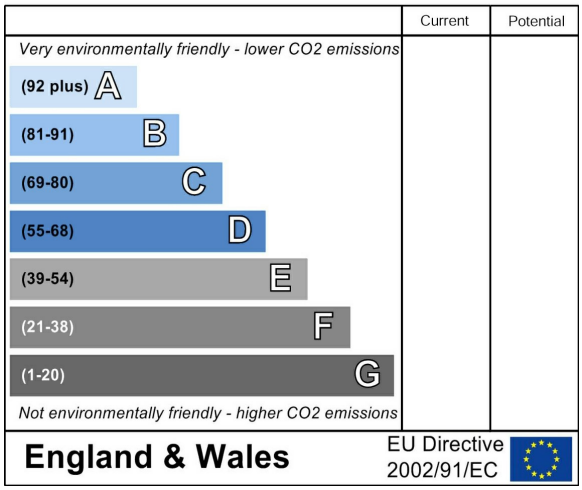
Total area: approx. 99.5 sq. metres (1070.8 sq. feet)

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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