REDMAN CASEY ESTATE AGENTS

15 Pembroke Close, Horwich, Bolton, Greater Manchester, BL6 7TB

Offers In The Region Of £209,000

Well presented three bedroom semi detached property situated in a quiet cul-de-sac. This charming home is situated in a popular residential location, close to local schools, shops and all local amenities. This property benefits from gas central heating, double glazing, gardens to front and rear and off road parking. In excellent condition viewing is a must to appreciate.

- Three Bedroom
- Off Road Parking
- Gas Central Heating
- Semi Detached
- Gardens To Front And Rear
- Double Glazing

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented three bedroom semi detached property situated in a quiet cul-de-sac. This popular location is close to local schools, shops, and amenities. This property comprises:- Entrance porch, cloakroom, hallway, lounge, kitchen diner, To the first floor there are three bedroom two of which are doubles, and a family bathroom. To the outside there are gardens front and rear with a driveway offering off road parking. The rear is fully enclosed with mature flower beds, laid mainly to lawn, and spacious patio seating area. Also benefitting from double glazing and gas central heating. Viewing is highly recommended to appreciate all that is on offer.

Porch
Radiator, door to:

Cloakroom
UPVC double glazed window to side.

Entrance Hall
Radiator, stairs, door to:

Lounge 17'0" x 12'3" (5.17m x 3.73m)
Window to front, coal effect gas fire set in feature marble and wooden surround, radiator, door to:

Kitchen/Dining Room 10'1" x 15'4" (3.08m x 4.68m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space over, stainless steel sink, plumbing for automatic washing machine, space for fridge/freezer, gas oven, gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, uPVC double glazed entrance door to rear, door to Storage cupboard.

Landing
Radiator, door to:

Bedroom 1 13'3" x 8'4" (4.04m x 2.54m)
UPVC double glazed window to front, two wardrobes, double radiator, double door, door to:

Bedroom 2 11'3" x 8'2" (3.43m x 2.48m)
Storage cupboard, uPVC double glazed window to rear, walk in storage cupboard cupboard with additional shelving, radiator, double door, door to:

Bedroom 3 11'0" x 6'8" (3.35m x 2.03m)
UPVC double glazed window to front, radiator, door to:

Bathroom
Three piece suite comprising pedestal wash hand basin, shower cubicle with fitted electric shower and glass screen and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

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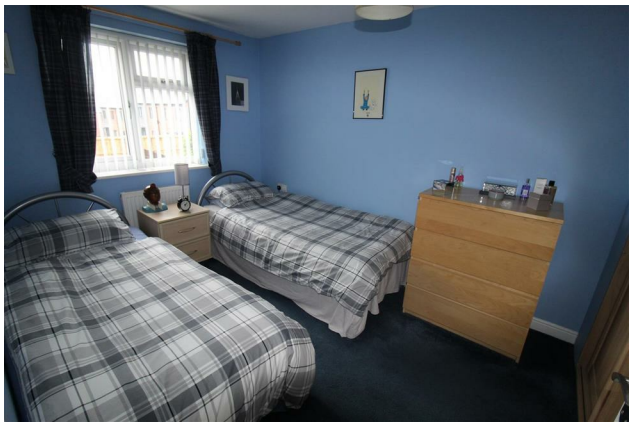
Outside Front
Front open plan garden laid to decorative stone, leading to drive way for off road parking.

Outside Rear
Enclosed rear garden with mature flower beds, laid mainly to lawn with patio seating area.



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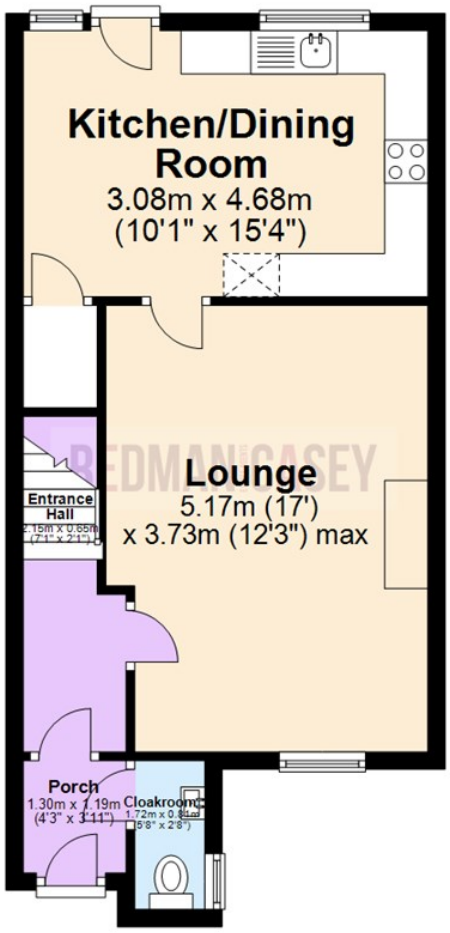
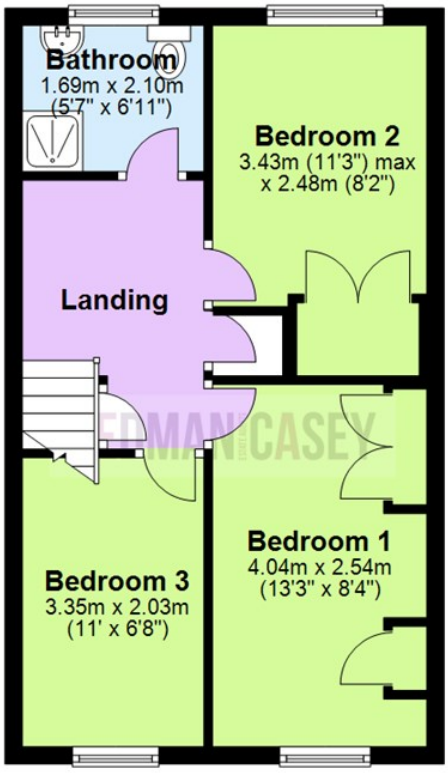
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



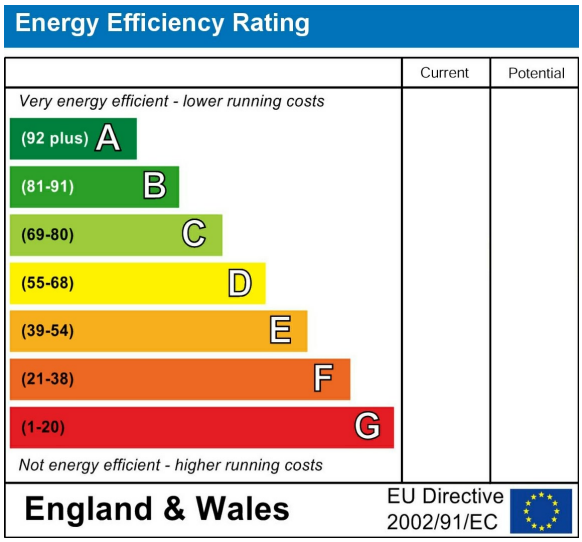
First Floor

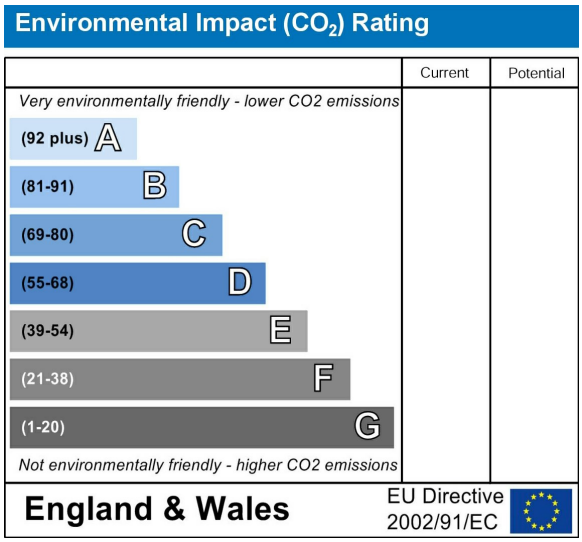
Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.0 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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