REDMAN CASEY ESTATE AGENTS

55 Rotherhead Close, Horwich, Bolton, BL6 5UG

Offers Around £315,000

Spacious three double bedroom detached property in a very popular residential location. Close to local schools, shops, local amenities and rail and road links. Benefits from double glazing, garage, off road parking, gardens to front and rear, conservatory and gas central heating. This spacious detached home is sold with vacant possession and no onward chain viewing recommended to appreciate all that is on offer.

- Detached
- Garage
- Gardens Front And Rear
- Vacant Possession
- EPC Rating D
- Three Generous Bedroom
- Off Road Parking
- No Chain
- En Suite To Master.
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented three generous bedroom detached property sold with vacant possession and no onward chain. The property comprises:-Entrance porch, WC, kitchen diner, lounge, conservatory. To the first floor there are three bedrooms and a family bathroom with the master having an EN Suite. To the outside front it is laid mainly to lawn with mature planting and a block paved driveway leading to a garage and the front entrance. To the rear there is a paved patio seating area with a decked area spanning a stream leading to a lawn and mature planting all fully enclosed.
The property benefits from double glazing and gas central heating, situated close to local schools, shops, major road and rail links for easy commute.
Viewings are highly recommended to appreciate all that is on offer and space and condition.

Hallway
UPVC double glazed window to side, radiator, door to:

WC
UPVC obscure double glazed window to front, two piece suite comprising and wash hand basin in vanity unit with storage under, mixer tap and tiled splashback, radiator.

Kitchen/Diner 24'0" x 11'10" (7.32m x 3.61m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, radiator, stairs, metal double glazed obscure entrance door to side, door to:

Dining Room 15'1" x 11'4" (4.60m x 3.46m)
Double radiator, metal double glazed sliding entrance door to rear.

Garden Room
Four uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double glazed entrance double door to side.

Garage
Metal up and over door.

Master Bedroom 11'3" x 15'0" (3.44m x 4.57m)
UPVC double glazed window to rear, window to side, radiator, door to:

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En-suite
Three piece suite comprising vanity wash hand basin in vanity unit with cupboard under, mixer tap, extensive ceramic, tiling and tiled and mirror, shower cubicle with glass screen and close coupled WC, uPVC obscure double glazed window to rear, heated towel rail.

Bedroom 2 12'7" x 8'4" (3.84m x 2.55m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bedroom 3 11'0" x 7'6" (3.35m x 2.29m)
UPVC double glazed window to front, twoStorage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails and overhead storage, double door, door to Storage cupboard.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, extensive ceramic and tiling, uPVC opaque double glazed window to side, heated towel rail, door to:

Landing
Door to Storage cupboard, door to:

Outside Front
Laid mainly to lawn with mature flower beds, block paved drive leading to garage and front door.

Outside Rear
Enclosed rear garden with patio seating area, decked area spanning stream leading to lawn area with mature shrubbery and planting.

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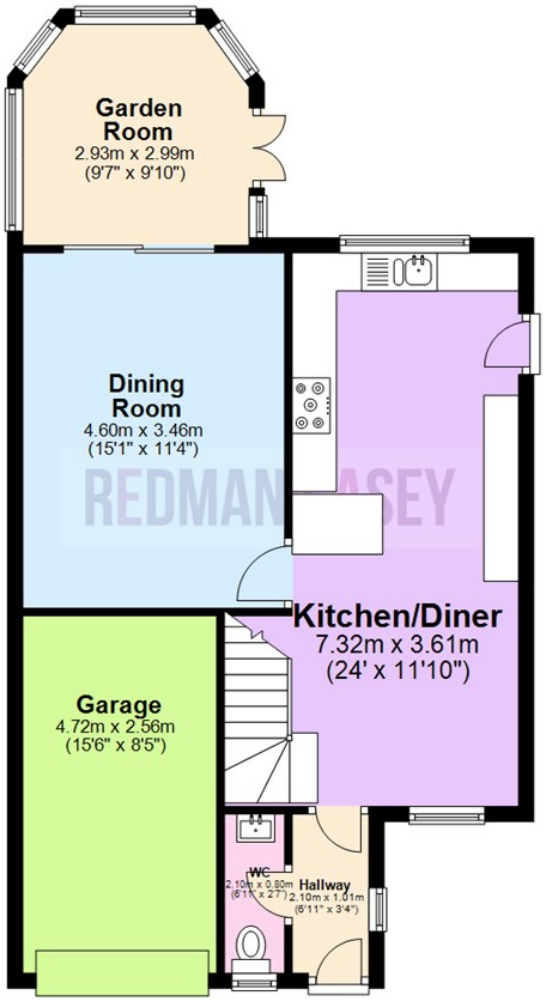
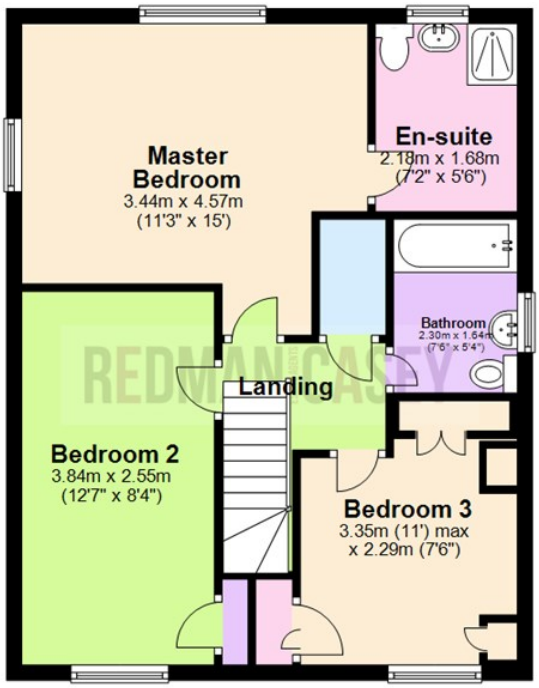
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



First Floor

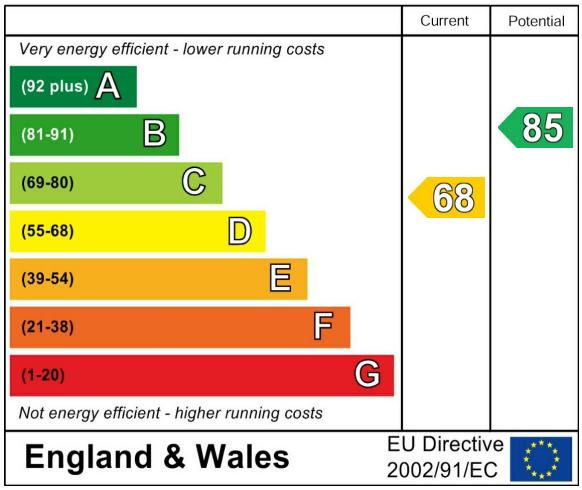
Approx. 47.8 sq. metres (514.1 sq. feet)



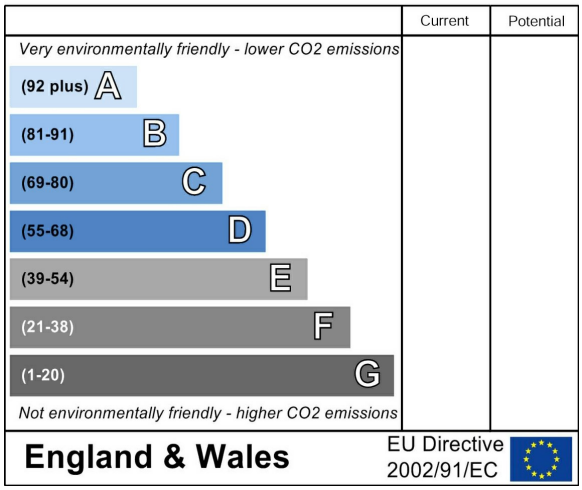
Total area: approx. 112.0 sq. metres (1205.4 sq. feet)

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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