REDMAN CASEY ESTATE AGENTS

19 Douglas Avenue, Horwich, Bolton, Lancashire, BL6 7EE

Offers Over £250,000

Extended four bedroom detached property, situated in a popular residential location, close to local amenities and schools. Offering excellent family accommodation, two reception rooms, fitted kitchen, conservatory. To the first floor there are four bedrooms and a family shower room. Viewing a must. Sold with no chain and vacant possession

- Extended Detached Property
- No Chain
- 2 Receptions plus Conservatory
- Viewing Essential
- Close to Local Amenities and Schools
- 4 Double Bedrooms
- Gardens and Parking
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this ever popular residential location, this four bedroom extended family property offers excellent family accommodation comprising:- Entrance hall with storage and W,C, lounge, dining room, fitted kitchen, conservatory. To the first floor there are four bedrooms, and a large family shower room. Outside there are gardens front and rear with a large driveway for off road parking. The property also benefits from gas central heating, double glazing, log burning fire and under floor heating to the shower room. Close to local schools, shops and all amenities, this is one property that is a must to view to appreciate all that is on offer. Sold with no chain and vacant possession.

Entrance Hall
UPVC double leaded window to side, uPVC double glazed leaded window to front, built-in storage cupboard, built-in under-stairs storage cupboard, two radiators, tiled flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

WC
Fitted with two piece suite comprising, wash hand basin and low-level.

Lounge/Diner 22'9" x 19'9" (6.94m x 6.02m)
UPVC double glazed window to front, uPVC double glazed leaded window to side, fireplace with flagged hearth, cast-iron stove with glass door in chimney, three radiators, laminate flooring, coving to ceiling, open plan, door to:

Sitting Room 15'3" x 8'11" (4.65m x 2.73m)
UPVC double glazed window to rear, uPVC double glazed window to front, uPVC double glazed window to side, radiator, laminate flooring, door to:

Conservatory 9'3" x 7'8" (2.81m x 2.33m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to side, window to rear, double radiator, ceramic tiled flooring, uPVC double glazed french door to garden.

Kitchen 7'3" x 11'5" (2.21m x 3.49m)
Fitted with a matching range of white base and eye level units with drawers and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring hob with extractor hood over, built in coffee machine, wine cooler, uPVC double glazed window to rear, laminate flooring, uPVC double glazed door to garden.

Landing
Door to:

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Bedroom 1 15'4" x 9'2" (4.68m x 2.79m)
UPVC double glazed window to front, fitted bedroom suite range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching dressing table, vanity mirror and drawers, two radiators.

Bedroom 2 8'6" x 11'10" (2.59m x 3.60m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'4" x 11'8" (2.54m x 3.56m)
UPVC double glazed window to front, radiator.

Bedroom 4 11'2" x 7'9" (3.40m x 2.36m)
UPVC double glazed window to side, bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and drawers, fitted matching with drawers, radiator.

Shower Room
Fitted with five piece modern white suite comprising tiled double shower enclosure, twin wash hand basins with mixer taps set on a vanity unit with cupboards under, bidet and WC with hidden cistern, full height tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, tiled flooring with under floor heating.

Outside
Front and side garden, double width block paved to the front and side with car parking space for two cars, brick paved pathway leading to entrance door with lawned area and mature flower and shrub borders beds, enclosed by dwarf brick wall and mature hedge to front and sides.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio timber decking area, artificial lawned area and mature flower and shrub borders, timber garden shed, side gated access.

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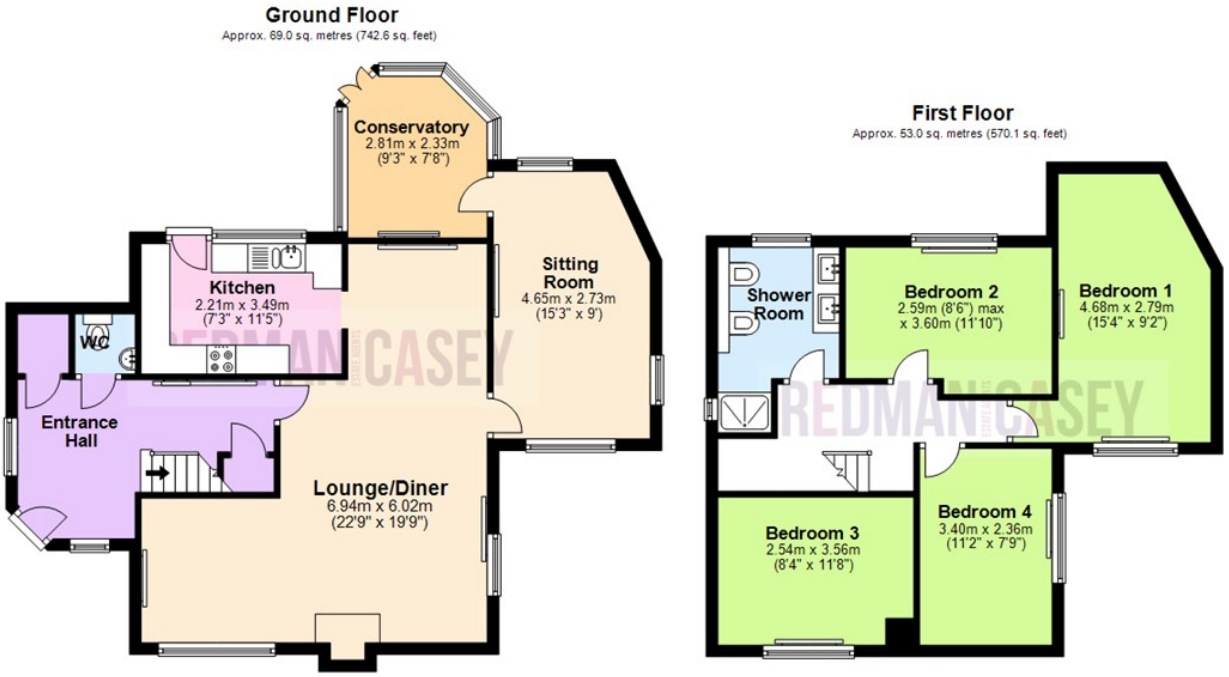
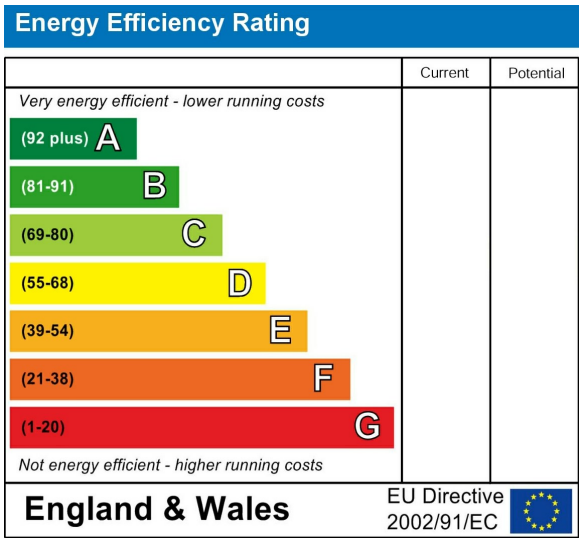
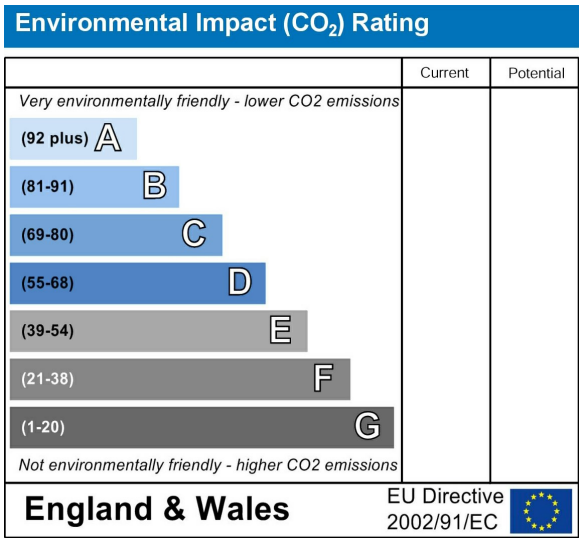


Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

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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