REDMAN CASEY ESTATE AGENTS

242 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5PG

Offers In The Region Of £235,000

A stunning extended semi detached residence with a modern finish in good decorative order comprising porch, kitchen diner,lounge with bi-folding doors, landing providing access to three bedrooms and a three piece bathroom suite. Externally to the front a driveway for several cars leading to garage and flagged, decked and lawned area to the rear. Sold with no chain and vacant possession The property is within easy reach to amenities, schools, transport links with early viewing essential to fully appreciate.

- Vacant Possession/No Chain
- Large Rear Garden/Decked Patio
- Garage
- EPC Rating C
- 3 Bedrooms
- Off Rd Parking For 2 Cars
- Good Location

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Victoria road, Horwich this extended three bedroom semi detached residence offered in good decorative order throughout set close to regarded schools, Middlebrook retail park, Horwich leisure centre, local train station, motorway access and the ever popular village centre bustling with local shops and businesses. The property comprises porch, kitchen diner, extended lounge with bi-folding doors, three bedrooms and a three piece bathroom. Externally driveway and garage to the front with lawns, patio and decked areas to the rear. Sold with no chain and vacant possession, Internal and external inspection is highly recommended.

Porch
Door giving access to kitchen diner

Kitchen/Diner 9'5" x 14'11" (2.86m x 4.55m)
Access via the porch to open plan kitchen diner offering a range of wall and base units with contrasting work surfaces with power points, integrated oven with hob over and extractor, inset single & quarter drainer sink with mixer tap, plumbed for washing facilities, space for fridge freezer, ample space for dining, wall mounted vertical style radiator, double glazed windows to front elevation, laminate flooring, access to lounge.

Lounge 18'6" x 14'3" (5.64m x 4.34m)
Access via the kitchen diner with laminate flooring, bi-folding doors to rear, stairs rise to upper level, power points, recess space for wall mounted TV, wall mounted radiator, double glazed frosted window to side aspect.

Landing
Staircase with glass panelled finish to upper level, doors lead to further accommodation, double glazed window to side aspect, doors lead to further accommodation.

Bedroom 1 11'11" x 10'0" (3.62m x 3.05m)
Good sized double room with double glazed window to front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 2 9'8" x 8'3" (2.95m x 2.52m)
Accessed off the landing with double glazed window to the rear with views over the gardens and green space, power points, wall mounted radiator, space for wardrobes.

Bedroom 3 6'8" x 6'11" (2.04m x 2.10m)
situated to the rear with double glazed window, laminate flooring, power points, wall mounted radiator.

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Bathroom
Contemporary suite with panelled bath with mixer tap with shower over and screen, low level W.C., vanity wash basin with under storage, wall mounted radiator, tiled floor, tiled elevations, double glazed frosted window.

Outside
To the front aspect a stone flagged and tarmac drive leading to single garage provide off potential off road parking or storage

To the rear a stone flagged patio with glass panelled and brushed steel border and steps leading down to lawned area with shale bedded section and decked area with surrounding wooden panelled fencing as border.

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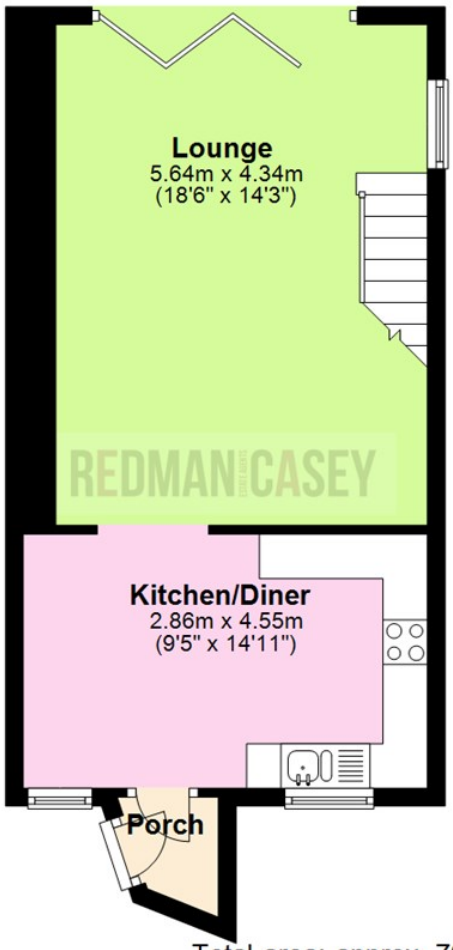
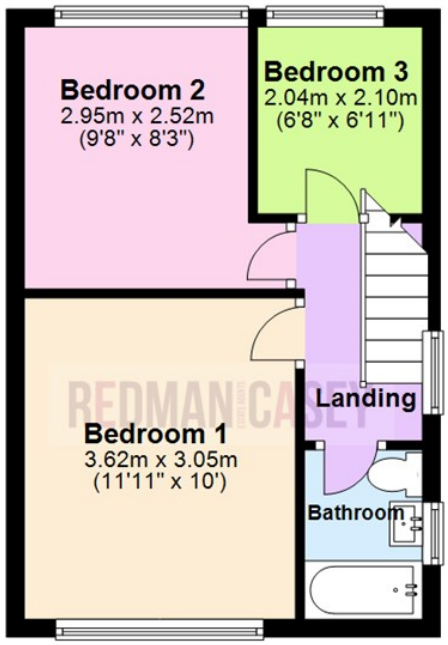
Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



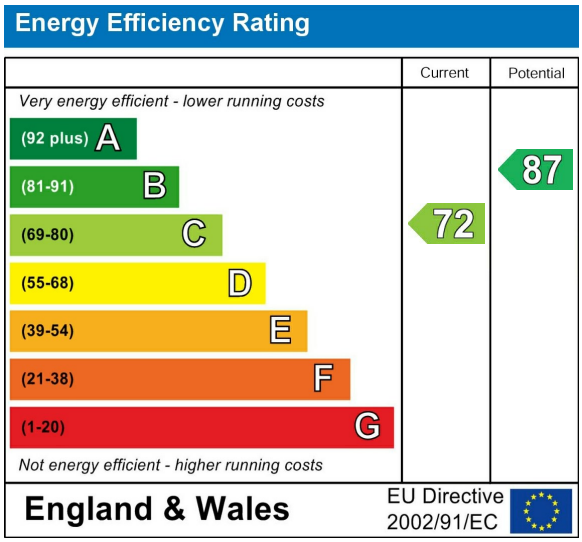
First Floor

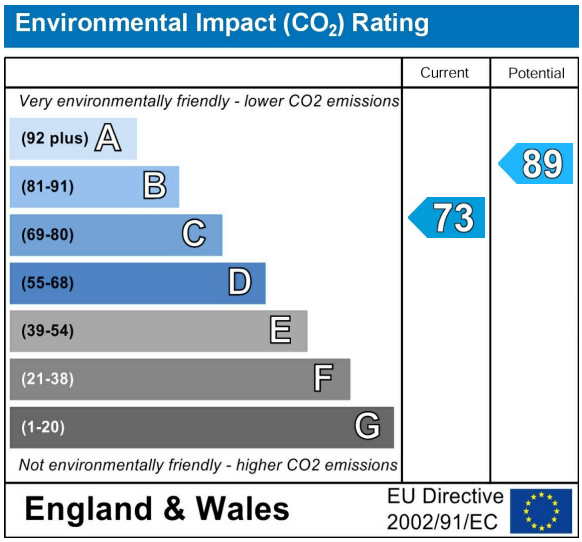
Approx. 29.9 sq. metres (321.3 sq. feet)



Total area: approx. 70.2 sq. metres (755.7 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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