REDMAN CASEY ESTATE AGENTS

213 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QR

Offers Around £195,000

Superbly presented and improved three bedroom semi detached proeprty situated on this highly sought after road. Offering excellent access to local amenities, shops, schools and train link to Manchester and beyond. The property has three bedrooms, modern bathroom, fitted dining kitchen, lounge and conservatory and viewing is highly recommended to appreciate all that is on offer,

- Three Bedrooms
- Fitted Dining Kitchen with Built in Appliances
- Private Rear Garden
- Lounge and Conservatory
- Modern Bathroom
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly sought after road offering excellent access to local amenities, shops, schools, direct train line to Manchester / Wigan etc along with close proximity to countryside walks and Rivington country park. The property has been updated and improved by the current owners and comprises :- Entrance hall, lounge with solid fuel stove in chimney breast, fitted dining kitchen with built in and integrated appliances, conservatory. To the first floor there are three bedrooms (two double and a singe) along with a modern bathroom fitted with a three piece white suite. Outside there is a private rear garden with paved patio, lawned area and well stocked borders. To the front is a gravelled area with well stocked beds. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Double radiator, dado rail, stairs to first floor landing, double glazed entrance door, door to:

Lounge 14'4" x 13'6" (4.36m x 4.11m)
UPVC double glazed bay window to front, fireplace with flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, timber mantle over, double radiator, picture rail, coving to ceiling, built-in under-stairs storage cupboard, double door to:

Kitchen/Dining Room 11'1" x 16'10" (3.38m x 5.13m)
Fitted with a matching range of base and eye level units with complementary worktop space, matching breakfast bar with cupboard under, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water, double door to Conservatory, door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side, three windows to rear, AC unit with heating and cooling, ceramic tiled flooring, double door.

Landing
Door to:

Bedroom 1 14'4" x 10'3" (4.38m x 3.12m)
UPVC double glazed bay window to front, double radiator, picture rail, coving to ceiling, door to:

Bedroom 2 11'0" x 11'1" (3.35m x 3.38m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'3" x 6'4" (2.81m x 1.92m)
UPVC double glazed window to front, radiator, picture rail, access to loft.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, mixer tap and folding glass screen and inset wash hand basin in vanity unit with cupboard under and mixer tap, WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed LED spotlights.

Outside
Front garden, enclosed by dwarf brick wall to front and sides with gravelled area and mature flower and shrub borders, concrete pathway leading to front entrance door. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber garden shed, timber pergola, rear gated access.

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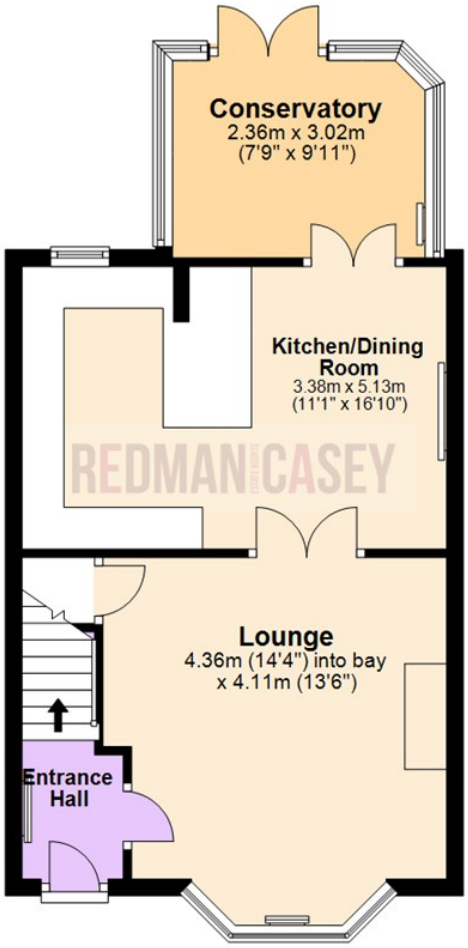
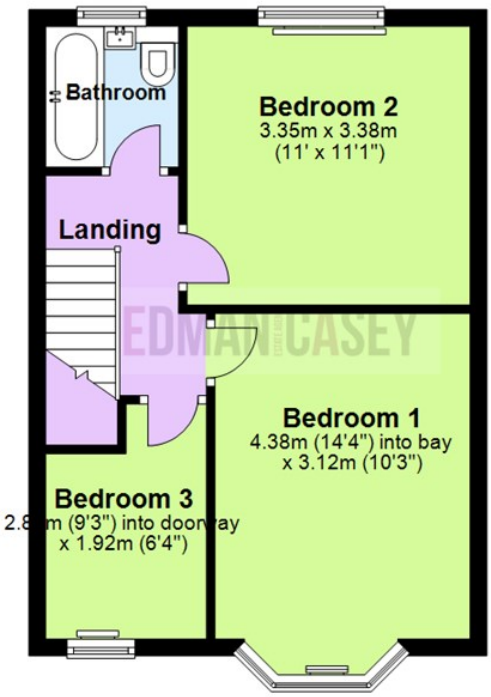
Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



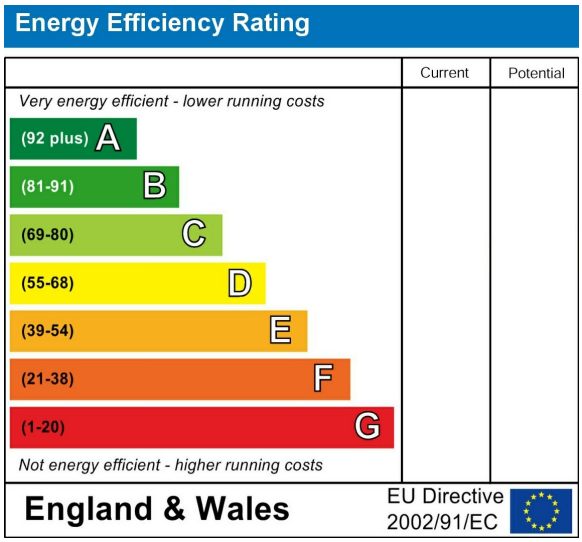
First Floor

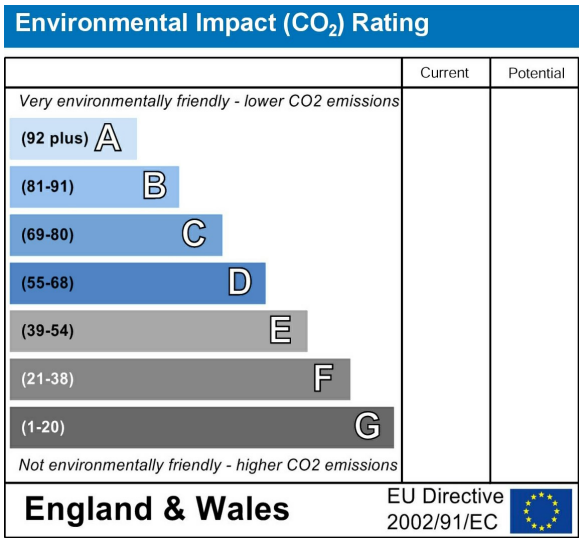
Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.7 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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