REDMAN CASEY ESTATE AGENTS

17 Pembroke Close, Horwich, Bolton, Lancashire, BL6 7TB

Offers In The Region Of £190,000

Superb two bedroom semi detached property in a great residential location close to local, schools, shops, and all amenities with the added bonus of easy walking to Rivington Country Park, Benefiting from gas central heating, double glazing and small extension incorporating down stairs WC, enclosed garden to rear with off road parking to front. This property is in excellent condition and viewings are highly recommended.

- Two Bedroom
- Off Road Parking
- Patio Seating Area
- Viewing Reccommended.
- Semi Detached
- Gardens To Front And Rear
- Excellent Condition

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Spacious two bedroom semi detached property in a great residential location. Situated close to all local amenities, schools and shops it is also close to the popular Rivington Country Park. The property comprises.:- Entrance hall, lounge, kitchen diner, WC. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a front garden and driveway with an enclosed garden to rear with patio seating area. Benefiting from gas central heating, double glazing, off road parking, This spacious property is in excellent condition and viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 13'4" x 12'3" (4.06m x 3.73m)
UPVC double glazed window to front, double radiator, laminate flooring, coving to ceiling, door to:

Kitchen/Diner 8'11" x 15'5" (2.73m x 4.71m)
Fitted with a matching range of modern white base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed door to garden, door to built-in under-stairs storage cupboard.

WC
UPVC double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, radiator, vinyl flooring.

Landing
Built-in over-stairs storage cupboard, built-in storage cupboard with shelving, radiator, door to:

Bedroom 1 8'6" x 15'5" (2.60m x 4.71m)
Two uPVC double glazed windows to front, radiator, laminate flooring.

Bedroom 2 13'9" x 8'8" (4.20m x 2.63m)
UPVC double glazed window to side, uPVC double glazed window to rear, radiator, laminate flooring.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Outside

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Open plan front garden with lawned area, gravel and block paved driveway to the side, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides, side gated access, paved sun patio with lawned area and mature flower and shrub borders, paved pathway, outside cold water tap, security lighting, timber garden shed, timber pergola.

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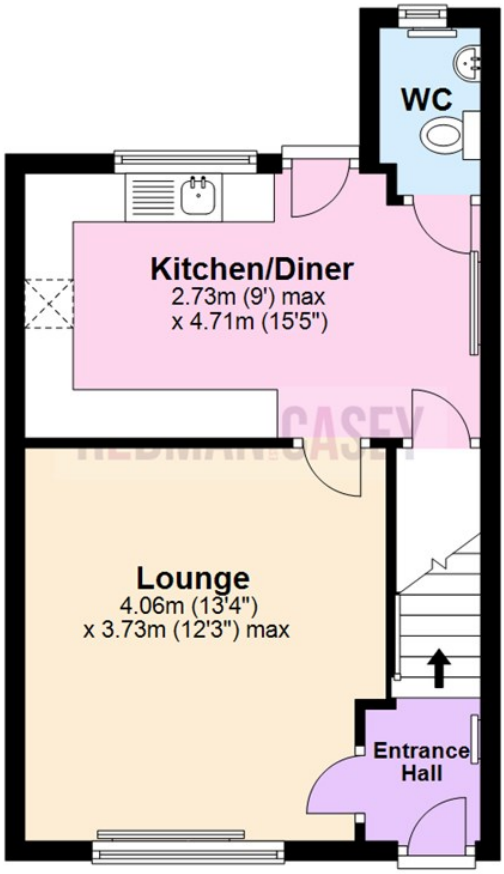
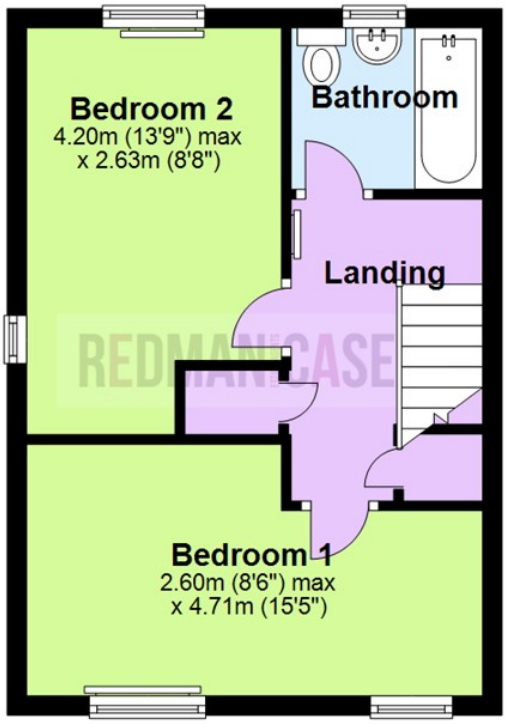
Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



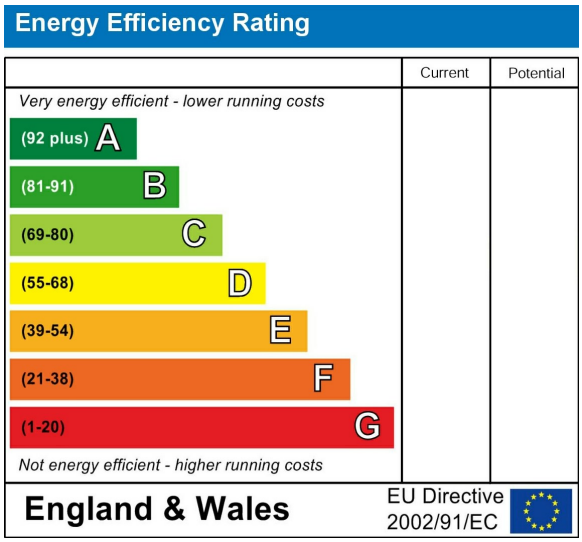
First Floor

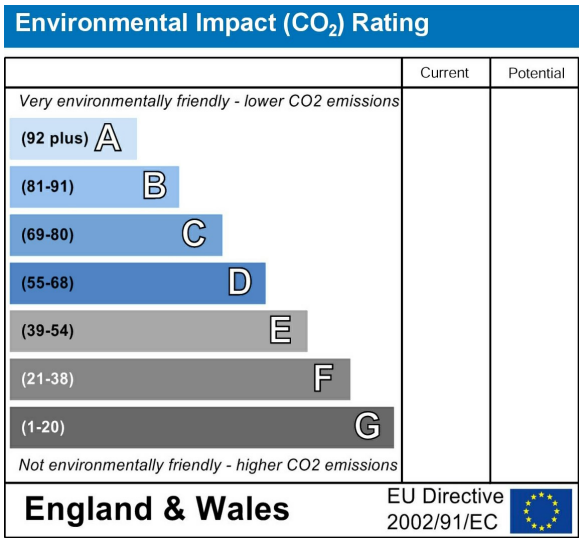
Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.5 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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