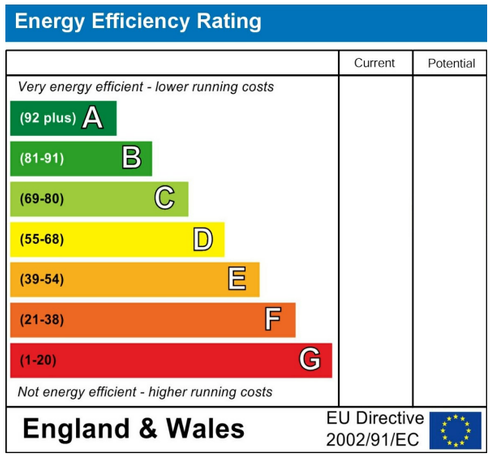
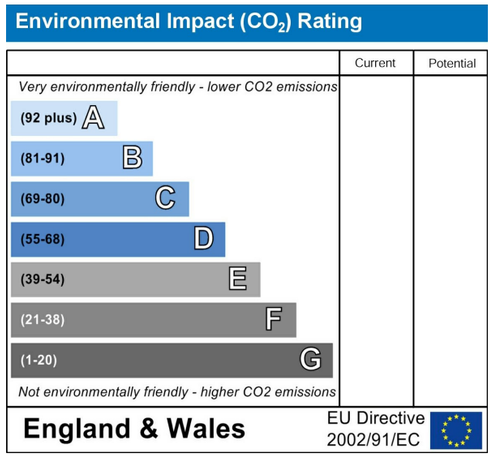
Total area: approx. 117.8 sq. metres (1268.1 sq. feet)

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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

24 Mill Lane, Horwich, Bolton, Lancashire, BL6 6AT

Deceptively spacious and beautifully presented large 3 bedroom end terraced property. Situated facing open aspects the property offers fantastic accommodation with the ability to split bedroom one to make this a 4 bedroom house, without compromising the overall space. Internally the property offers well decorated spacious accommodation with two large reception rooms spacious dining kitchen, three double bedrooms and stunning modern bathroom. Outside there is a courtyard garden to the rear with paved patio and gravelled garden to the front. Viewing is essential to appreciate the size and condition on offer

Offers In The Region Of £230,000

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Situated in this highly popular area nestling on the edge of Rivington moors this deceptively spacious end terraced must be seen to be fully appreciated offering fantastic spacious accommodation which comprises Entrance hallway 28' long with porcelain tiled flooring, dining room with archway to lounge, spacious kitchen diner. To the first floor there are three double bedrooms (bedroom one has the option to be split to make two bedrooms) and a modern bathroom fitted with a three piece white suite with under floor heating. Outside there is a gravelled garden to the front and paved courtyard garden to the rear. Benefitting form gas central heating and double glazing, with open views to the front, internal inspection is a must.

Entrance Hall
Built-in storage cupboard, radiator, Porcelain tiled flooring with trapdoor access to useful cellar area, dado rail, wall light, coving to ceiling, stairs to first floor landing, uPVC half double glazed entrance door, door to:

Dining Room
13'11" x 10'6" (4.25m x 3.20m)
Radiator, decorative coving to ceiling, uPVC double glazed french doors to garden, open plan to:

Lounge
14'6" x 12'2" (4.43m x 3.72m)
UPVC double glazed leaded window to side, uPVC double glazed leaded bow window to front, coal effect gas fire with ornate marble surround, two radiators, decorative coving to ceiling.

Kitchen
15'8" x 10'1" (4.78m x 3.08m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space, leaded glazed display units, corner display shelves, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker with pull out extractor hood over, uPVC double glazed leaded window to side, double radiator, ceramic tiled flooring, uPVC double glazed door to garden.

Landing
Door to:

Bedroom 1
14'6" x 16'5" (4.42m x 5.00m)
Two uPVC double glazed leaded windows to front, uPVC double glazed leaded window to side, three radiators, coving to ceiling.

Bedroom 2
14'2" x 10'6" (4.32m x 3.20m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 3
9'0" x 10'1" (2.75m x 3.08m)
UPVC double glazed leaded window to side, Storage cupboard, radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, W C with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring, under floor heating, Upvc panelled ceiling with recessed spotlights.

Outside
Front garden with gravelled area and paved pathway leading to front entrance door, enclosed by dwarf brick wall and mature conifer hedge to front and side.
Private rear garden, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio, side gate.