REDMAN CASEY ESTATE AGENTS

19 Alderbank, Horwich, Bolton, Greater Manchester, BL6 7RF

Offers In The Region Of £475,000

***** Reduced by £30.000 ***** Superb extended 5 bedroom detached property located in this highly sought after location and offering stunning open views to the rear over farmland and beyond. The property offers superb and flexible accommodation with spacious reception rooms, modern fitted kitchen, fitted shower room and bathroom. Large gardens and extensive parking for 3 cars plus a double garage with remote up and over door. Viewing is essential to appreciate all that is on offer.

- Extended Five Bedroom Detached
- Bathroom and Shower Room
- Generous Plot
- No Chain
- Council Tax Band E
- Excellent Receptions
- Stunning Open Views
- Double Garage and Parking for 3 Cars
- Viewing Essential
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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***** Reduced by £30.000 ***** Deceptively spacious extended split level detached 5 bedroom house located on this highly popular residential estate, The property offers excellent and flexible family accommodation with potential for further expansion should the need arise. The property lies at the head of a quiet cul de sac and is set on a very generous plot and is within easy reach of transport links for the M61 motorway and Blackrod railway station. The property comprises :- porch, entrance hall, bedroom dressing room / Office, generous lounge with balcony offering superb open views across farmland to the rear, dining room, well equipped fitted breakfast kitchen with built in and integrated appliances, three piece shower room and access to integral double garage. The lower ground floor comprises four double bedrooms three with fitted wardrobes, from the master bedroom there is a door giving access to the rear garden. Family bathroom fitted with a three piece suite. To the front there are well stocked open plan gardens, a double block paved driveway leading to an integral double garage with electronically operated doors. The garage is fitted with power, light and gas combination boiler. To the rear there is a large private enclosed garden with a large brick paved patio and walkway leading to a spacious lawned area with well stocked borders and beds. The property is ideally located for access to local walks and countryside and is also in proximity to highly sought after local schools. Viewing is essential to appreciate all that is on offer.

Ground Floor

Porch
Ceramic tiled flooring, uPVC double glazed entrance door with matching side panel, door to:

Entrance Hall
Built-in utility cupboard with space for tumble dryer and plumbing for washing machine, radiator, oak flooring, stairs to lower ground floor, double door to Lounge, door to integral garage:

Kitchen 11'4" x 10'8" (3.46m x 3.24m)
Fitted with a matching range of white base and eye level units with contrasting wood worktops, matching breakfast bar, corner display shelves, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring hob with pull out extractor hood, extractor hood, uPVC double glazed window to front, ceramic tiled flooring.

Shower Room
Three piece coloured suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level and ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, radiator, karndean flooring.

Lounge 12'8" x 23'6" (3.86m x 7.16m)
UPVC double glazed window to rear with panoramic views of open countryside, coal effect gas fire set in timber Adam style surround and marble effect inset and hearth, radiator, double radiator, coving to textured ceiling, patio door, archway to

Balcony
Timber balustrade overlooking gardens and open countryside.

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Dining Room 9'6" x 11'2" (2.89m x 3.41m)
UPVC double glazed window to side, radiator, door to hallway:

Dressing Area 9'6" x 8'8" (2.89m x 2.65m)
UPVC frosted double glazed window to side, radiator, door to:

Bedroom 2 15'1" x 10'2" (4.59m x 3.09m)
UPVC double glazed window to rear with panoramic views of open countryside, uPVC frosted double glazed window to side, radiator.

Lower Ground Floor

Hall
Built-in under-stairs storage cupboard, door to:

Bathroom
Fitted with three piece coloured suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, built-in storage cupboard with shelving, Karndean flooring.

Bedroom 1 12'8" x 14'3" (3.86m x 4.35m)
UPVC double glazed window to rear, double radiator, uPVC double glazed door to garden.

Bedroom 3 9'9" x 11'2" (2.96m x 3.41m)
UPVC double glazed window to side, built-in double wardrobe(s) with hanging rails and shelving, further built-in single wardrobe(s), fitted matching dressing table and drawers, radiator.

Bedroom 4 12'8" x 8'9" (3.86m x 2.67m)
UPVC double glazed window to rear, radiator.

Hallway
Built-in double storage cupboard with shelving, double radiator, hardwood part glazed door to garden, door to:

Bedroom 5 10'7" x 10'4" (3.23m x 3.14m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes built-in double wardrobe(s) with hanging rail and shelving, further built-in single wardrobe(s), fitted matching dressing table, bedside cabinet and drawers, radiator.

Outside
Open plan front garden, extensive block paved to the front leading to garage and with car parking space for three cars with lawned area and mature flower and shrub borders, mature hedge to side. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, large paved sun patio.

Double Garage
Integral double garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed window to side, remote-controlled up and over door.

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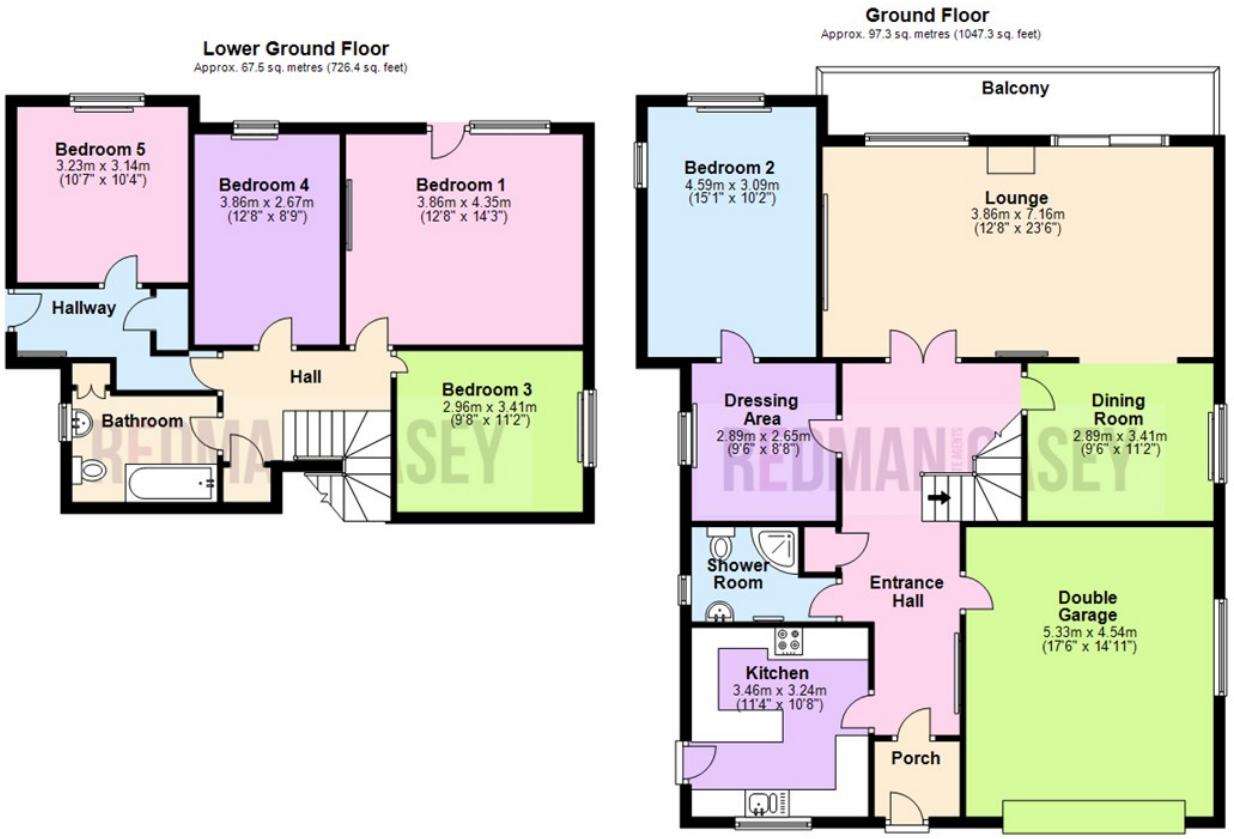
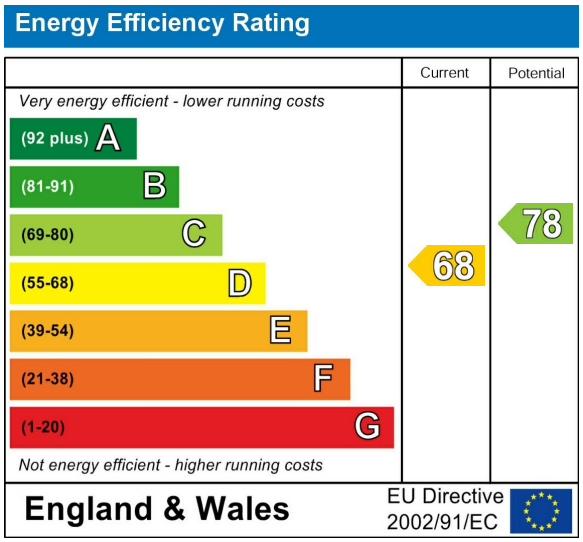
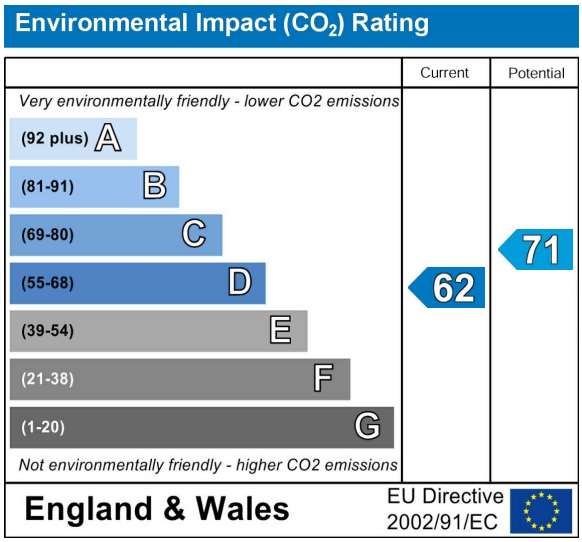


Total area: approx. 164.8 sq. metres (1773.7 sq. feet)

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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