REDMAN CASEY ESTATE AGENTS

7 Alden Close, Standish, Wigan, WN1 2TS

Offers In The Region Of £278,000

Superb Four bedroom town house in a very popular residential location, Close to local schools, shops, close to rural areas allowing for great walks and outside pursuits. This property is over three floors with two bathrooms two private parking spaces and a fully fitted out garden room in a courtyard garden space with dining patio area.
Viewing of this exceptional property is highly advised to appreciate the size, location, condition and all that is on offer.

- Four Generous Bedroom
- Superb Garden Room
- Open Plan Ground Floor
- Part UnderFloor Heating
- Council Tax D
- Immaculate Condition Throughout
- Bi Fold Doors To Rear Garden
- Close To Rural Setting
- Double Driveway with Parking for 2 Cars
- Epc Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb four bedroom town house over three floors in a very popular residential location. Situated close to local schools, shops, local amenities and close to rural area giving the opportunity for country walks and cycle tracks for the more energetic, close to transport links making commuting easy and ten min to Wigan station that has direct link to London Euston. This superbly presented property comprises;- Open plan ground floor with lounge and kitchen diner, to the first floor there are two double bedrooms the master being En-suit both with fitted robes, The second floor has two double bedrooms and a family bathroom. To the outside there are two dedicated parking spaces to the front and an enclosed rear courtyard garden with paved patio dining area a large garden room fully heated with blue tooth speakers to the exterior. Fully double glazed with bi-fold doors to the rear, gas central heating and under floor heating to the lounge area. Viewing is highly recommended to appreciate the space, location, condition and all that is on offer.

Lounge 12'11" x 16'0" (3.94m x 4.87m)
UPVC double glazed window to side, uPVC double glazed window to front, stairs, open plan to Kitchen/Diner:

Kitchen/Diner 11'0" x 16'0" (3.36m x 4.87m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, twin bowl ceramic sink with mixer tap and ceramic tiled splashbacks, built-in fridge/freezer and dishwasher, automatic washing machine, cooker range with extractor hood over, bi-fold doors :

Landing 12'0" x 6'0" (3.65m x 1.82m)
UPVC double glazed window to front, double radiator, stairs, door to:

Bedroom 1 12'0" x 9'0" (3.65m x 2.74m)
UPVC double glazed window to front, double fitted wardrobes, radiator,:

En-suite
Three piece suite comprising vanity wash hand basin with storage under, drawers, mixer tap, half height ceramic tiling to three walls, mirror and shaver point, tiled shower enclosure with glass screen and close coupled WC, heated towel rail, ceramic tiled flooring.

Bedroom 2 12'5" x 15'3" (3.78m x 4.66m)
Two uPVC double glazed windows to rear, Storage cupboard, fitted built-in wardrobe(s) with hanging rail, shelving, overhead storage and drawers, two radiators.

Landing
Door to Storage cupboard,:

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Bedroom 3 9'1" x 9'3" (2.78m x 2.83m)
UPVC double glazed window to front, radiator,

Bedroom 4 12'3" x 9'11" (3.73m x 3.01m)
UPVC double glazed window to rear.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with half height ceramic tiling to all walls and close coupled WC, heated towel rail, ceramic tiled flooring.

Garden Room
Electric radiator, uPVC double glazed obscure double door, electric fan heater:

Storage
Storage area.

Outside Front
Two dedicated parking spaces.

Outside Rear
Enclosed garden paved with patio seating are and planting leading to garden room.

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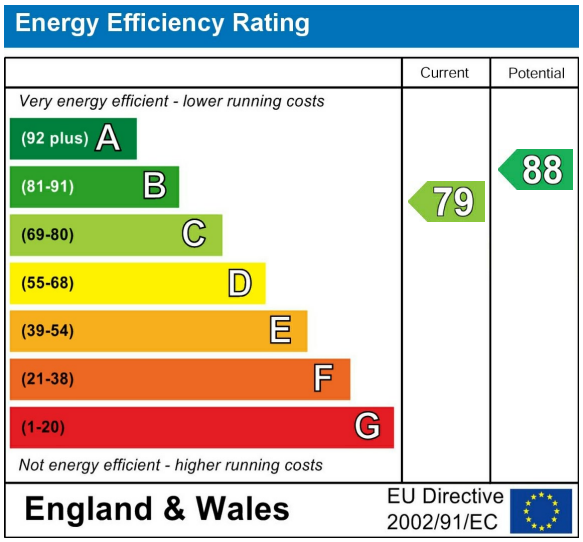
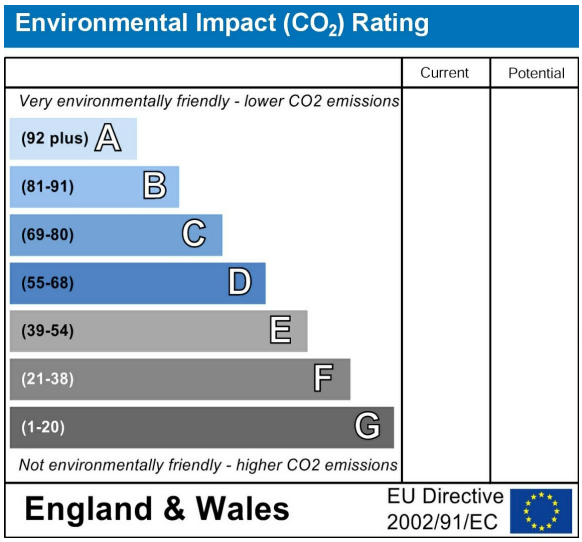
Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

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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