REDMAN CASEY ESTATE AGENTS

29 Lower Makinson Fold, Horwich, Bolton, BL6 6PD

Offers Around £310,000

Superbly presented three bedroom detached property. Situated at the head of a quiet cul-de-sac close to local shops, schools and all local amenities. Benefitting from double glazing, gas central heating, two drives, garage and gardens front and rear. This home has been extensively modernised and offers spacious living in a much sought after location. Viewing is strongly advised to appreciate all that is on offer.

- Detached
- Garage Off Road Parking
- Double Glazing
- EPC Rating D
- Patio Seating Areas.
- Three Bedroom
- Gas Central Heating
- En-Suite To Master
- Council Tax Band C
- Garden Front And Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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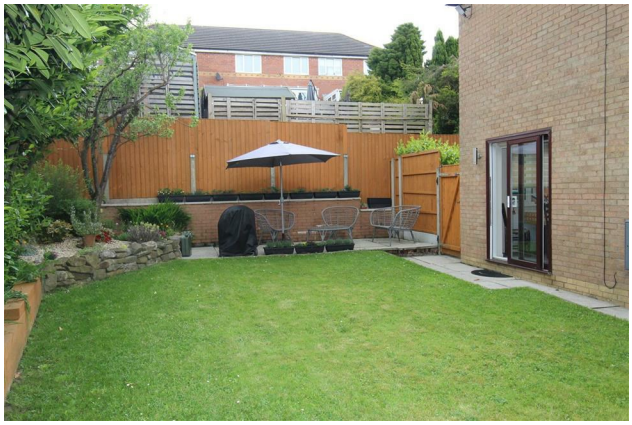
Three bedroom detached property, superbly presented and situated in a very popular residential location close to local shops, schools and all local amenities. Benefiting from double glazing, gas central heating, two driveways, garage, gardens front and rear and En-suite to master. The property comprises:- Entrance hall, lounge, kitchen diner, cloakroom, to the first floor there are three bedrooms En suite to master and a family bathroom. Enclosed rear garden with patio seating area. Modernised to a high standard and sold with no onward chain viewings are highly recommended to appreciate all that this property has to offer.



Hall
UPVC opaque double glazed window to front, radiator, stairs:

Kitchen/Diner 16'6" x 13'1" (5.03m x 3.99m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring electric induction hob with extractor hood over, built in media wall with LED lighting, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, uPVC double glazed entrance patio door to rear, :

Lounge 16'6" x 11'1" (5.03m x 3.38m)
Built in media wall with LED lighting, UPVC double glazed box window to front, uPVC double glazed window to side, double radiator.

WC
Two piece suite comprising, vanity wash hand basin with storage under, mixer tap, half tiled walls and wall hung WC, heated towel rail.

Bedroom 1 6'7" x 11'1" (2.00m x 3.38m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator,:

En-suite
Three piece suite comprising vanity wash hand basin with base cupboard, drawers, mixer tap, ceramic tiling to all walls, mirror with LED lighting and de mist feature, rain head shower enclosure with glass screen and close coupled WC, uPVC opaque double glazed window to rear, heated towel rail.

Bedroom 2 8'9" x 9'7" (2.66m x 2.93m)
UPVC double glazed window to side, double radiator.

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Bedroom 3 7'5" x 10'0" (2.27m x 3.05m)
UPVC double glazed window to side, double radiator.

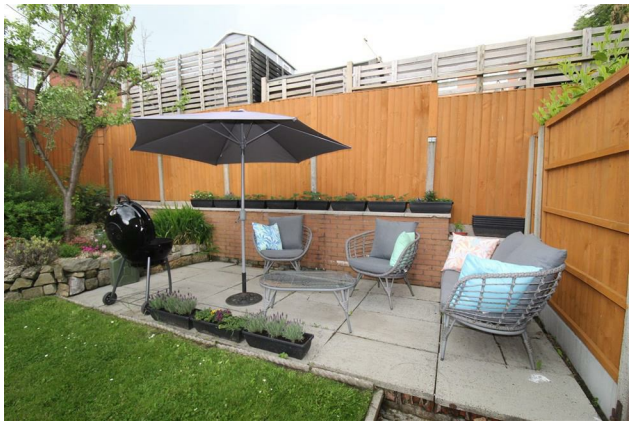
Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with storage under, drawers, mixer tap, mirror with LED lighting, de mist feature and shaver socket and ceramic tiling to all walls with rain head shower over and curtain rail and close coupled WC, uPVC frosted double glazed window to front, heated towel rail.

Landing
UPVC double glazed window to rear, door to storage cupboard with boiler enclosed and loft hatch.

Garage
Window to rear, metal up and over door. Power and lighting inside.

Outside Front
Laid to lawn, mature flower beds, driveway plus drive leading to garage.

Outside Rear
Enclosed garden, patio seating areas to enjoy the sunshine, mature flower beds and wooden garden shed. Water tap and 2 outdoor sockets.



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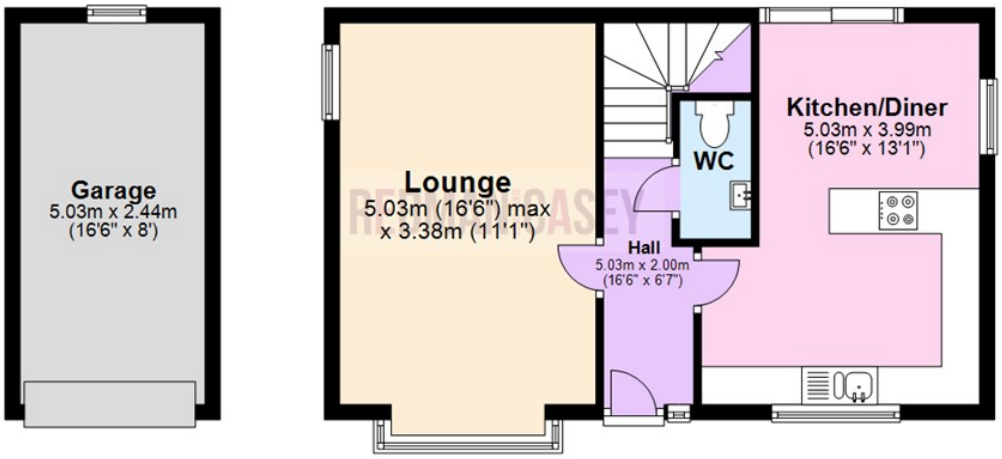
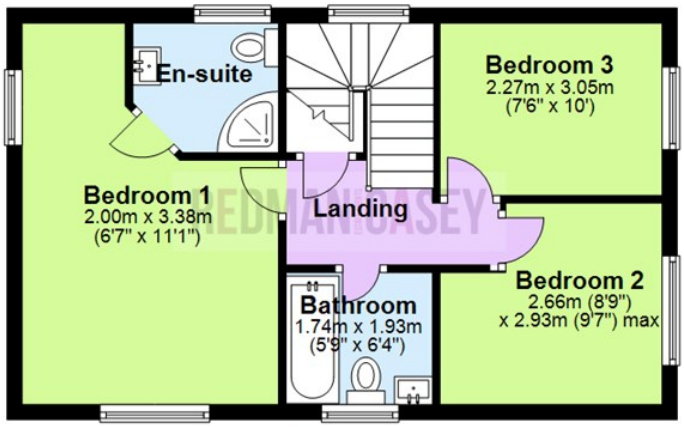
Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



First Floor

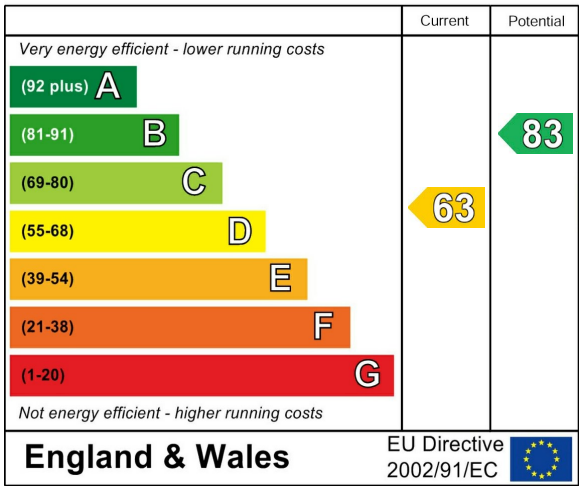
Approx. 41.6 sq. metres (447.6 sq. feet)



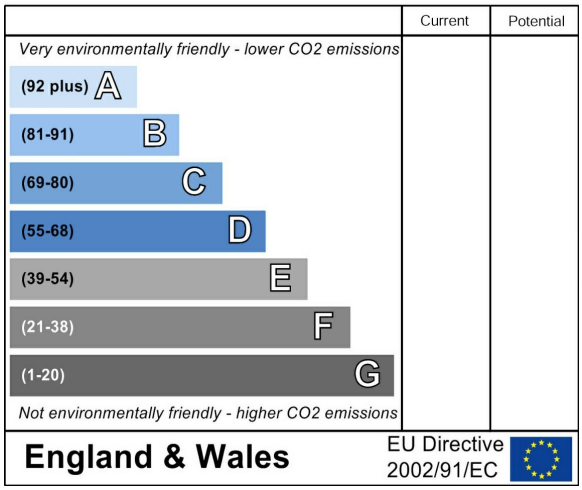
Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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