REDMAN CASEY ESTATE AGENTS

7 Fearnhead Avenue, Horwich, Bolton, Lancashire, BL6 7LU

£215,000

Three bedroom property in a very popular location, close to Rivington Country Park, local schools, shops, and all local amenities. Recently modernised to a high standard, and benefitting from gas central heating, double glazing, gardens front and rear, outbuildings to side sold with vacant possession and no onward chain. Uninterrupted views of Rivington Pike from the rear garden viewing is highly recommended to appreciate.

- 3 Bedroom Family Home
- Recently Modernised
- Beautiful New Bathroom
- Double Glazing
- Council Tax Band A
- Stunning View to Rear
- Vacant Possession
- Gas Central Heating
- EPC Rating F
- Close to Rivington

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

Recently modernised three bedroom property, with uninterrupted views of Rivington Pike from the rear garden. Situated in a very popular location, close to local schools, shops, amenities and Rivington Country Park. The property comprises:-Entrance Hall, lounge, dining kitchen, WC. To the first floor there are three bedrooms and a family bathroom. Storage room and workshop to side, gardens front and rear. The property also benefits from double glazing, gas central heating gardens front and rear, and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location, condition and all that is on offer.

Hallway
Storage cupboard, uPVC frosted double glazed window to side, double radiator, stairs, door to Storage cupboard, door to:

Lounge 11'10" x 13'9" (3.60m x 4.18m)
UPVC double glazed bay window to front, double radiator, open plan to:

Kitchen/Dining Room 11'8" x 17'0" (3.56m x 5.18m)
Fitted with a matching range of base and eye level units with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, gas oven, uPVC double glazed window to rear, double radiator, door to uPVC frosted double glazed window to rear.

WC

Storage
Window to rear.

Bedroom 1 11'10" x 12'0" (3.60m x 3.66m)
UPVC double glazed window to front, double radiator, door to Storage cupboard.

Bedroom 2 11'2" x 12'0" (3.41m x 3.66m)
Window to rear, radiator, door.

Bedroom 3 9'3" x 7'10" (2.83m x 2.38m)
UPVC double glazed window to front, radiator.

Bathroom
UPVC frosted double glazed window to rear, heated towel rail, low level WC, wash hand basin, shower cubical with glass screen, low level bath:

Landing
UPVC frosted double glazed window to side, door to:

Outside Front
Enclosed garden paved with path leading to front door.

Outside Rear

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Enclosed rear garden laid mainly to lawn with mature flower beds and patio seating area.

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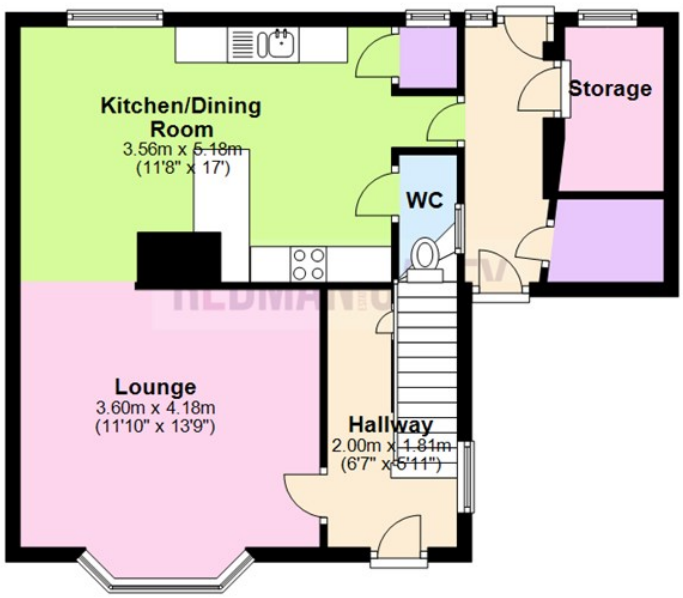
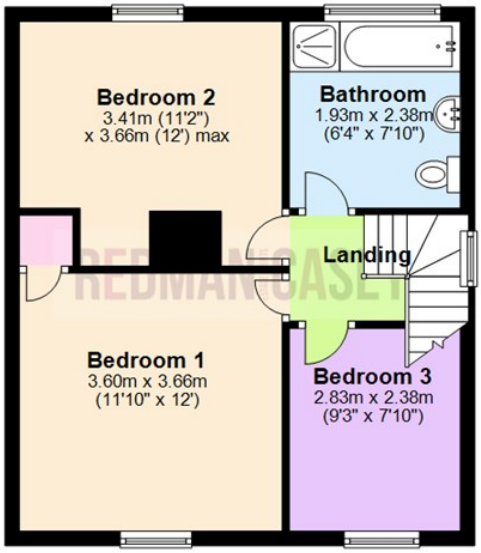
Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



First Floor

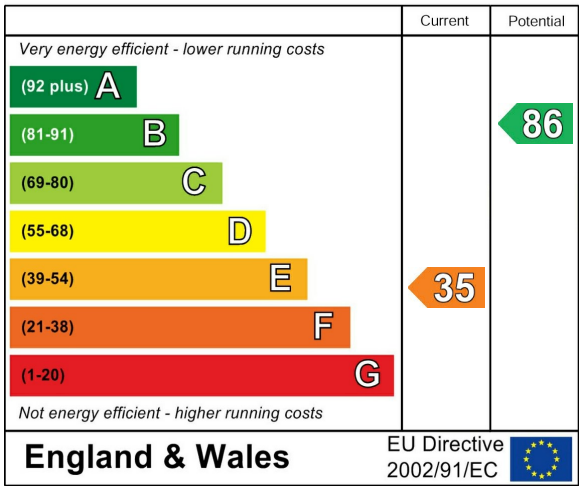
Approx. 42.1 sq. metres (453.2 sq. feet)



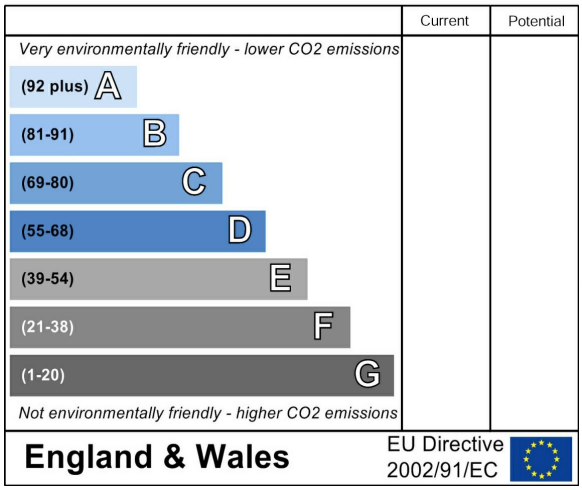
Total area: approx. 97.1 sq. metres (1044.9 sq. feet)

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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