REDMAN CASEY ESTATE AGENTS

2 New Church Road, Smithills, Bolton, BL1 5QP

Offers Over £278,000

Spacious three bedroom extended semi detached house. Situated in a very popular residential location close to local schools, shops, local amenities and the very popular Moss Bank Park making this an ideal family home. Benefitting from double glazing, gas central heating, garage, off road parking and gardens to front and rear. Viewing of this home is highly recommended to appreciate all that is on offer.

- Semi Detached
- Extended To Rear
- Off Road Parking
- EPC Rating C
- Double Glazing
- Three Bedroom
- Garage
- Gardens Front And Rear
- Council Tax D
- Gas Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom extended semi detached property. Situated in a very popular and desirable location of Heaton close to local schools, shops, amenities and the popular Moss Bank Park. Also benefiting from double glazing, gas central heating off road parking and a garage, mature gardens front and rear with patio seating area to the rear. The property comprises, Entrance porch, hallway, lounge, dining room, kitchen breakfast room. To the first floor there are three bedrooms two of which are double and have fitted robes, with a four piece fitted bathroom. Gardens to the outside. This property offers spacious accommodation in a superb location and viewing is highly recommended to appreciate all that is on offer.

Porch
UPVC frosted double glazed window to front, open plan, uPVC double glazed obscure entrance door to front, door to:

Hallway
UPVC frosted double glazed window to front, radiator, stairs, door to:

Dining Room 11'5" x 12'8" (3.47m x 3.86m)
UPVC double glazed bay window to front, gas fire set in stone Adam style surround, radiator.

Lounge 12'4" x 12'8" (3.75m x 3.86m)
UPVC double bay window to rear, two radiators.

Kitchen/Breakfast Room 13'10" x 14'11" (4.21m x 4.55m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer and mixer tap, built-in integrated fridge/freezer, plumbing for automatic washing machine, electric fan assisted oven, built-in electric hob, two uPVC double glazed windows to rear, double radiator, uPVC double glazed frosted entrance door to side.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'4" x 12'8" (3.45m x 3.86m)
UPVC double glazed bay window to front, fitted range of wardrobes double wardrobe(s) with hanging rails, shelving, overhead storage and cupboard, Storage cupboard, double radiator, two double doors, door to:

Bedroom 2 12'4" x 12'8" (3.75m x 3.86m)
UPVC double glazed window to rear, fitted with a double wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, double door, door to:

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Bedroom 3 7'3" x 7'0" (2.20m x 2.13m)
UPVC double glazed window to front, radiator.

Bathroom
Four piece suite comprising deep panelled bath, wash hand basin, shower enclosure with glass screen and low-level WC, ceramic and tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Garage 11'7" x 8'0" (3.52m x 2.45m)
Up and over door.

Outside Front
Enclosed garden area with mature flower beds with shrubs and planting, Driveway leading to garage.

Outside Rear
Fully enclosed garden area, mature planting with garden seating area and patio space.

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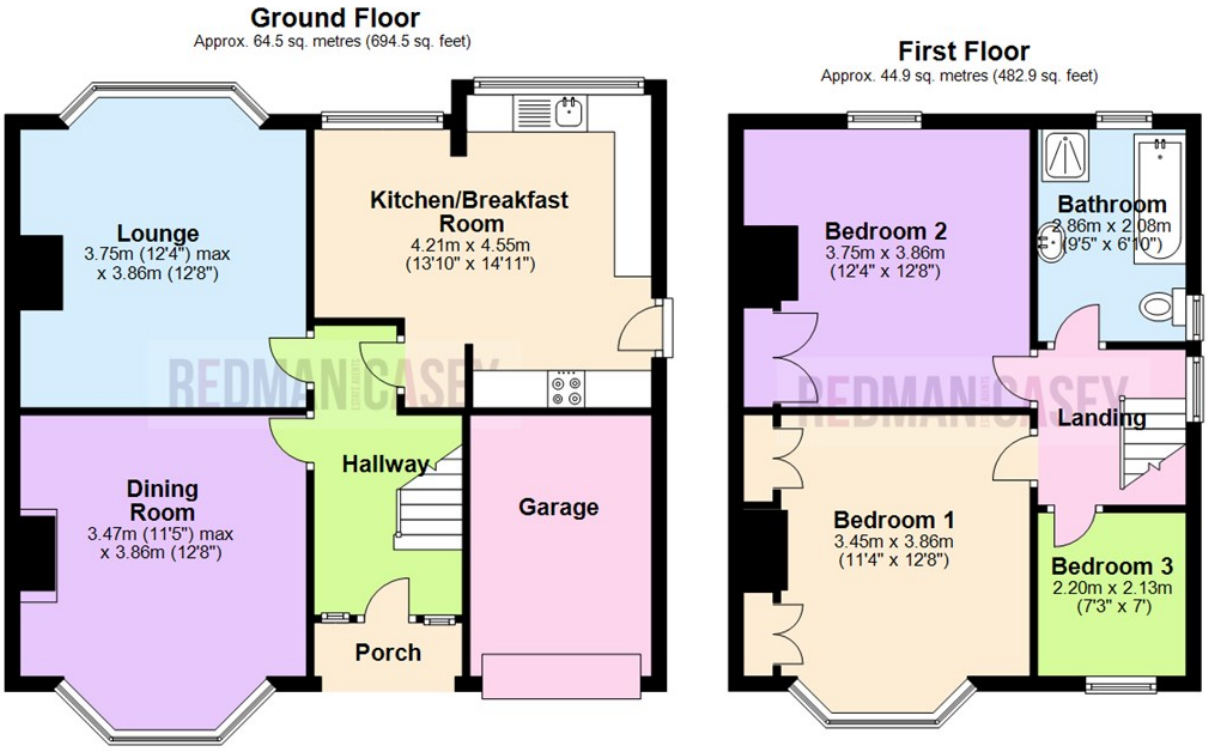
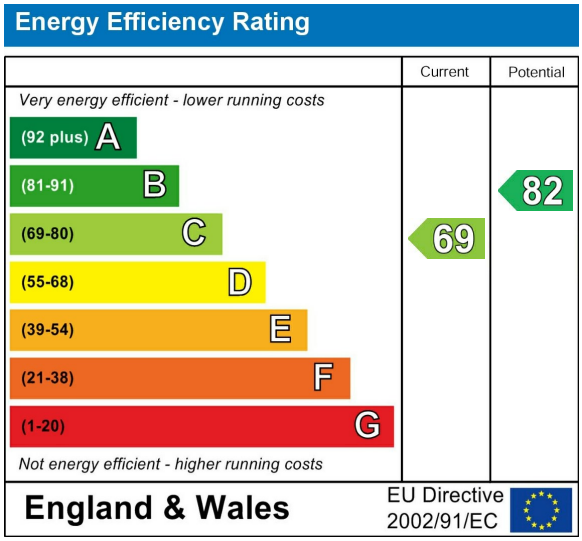
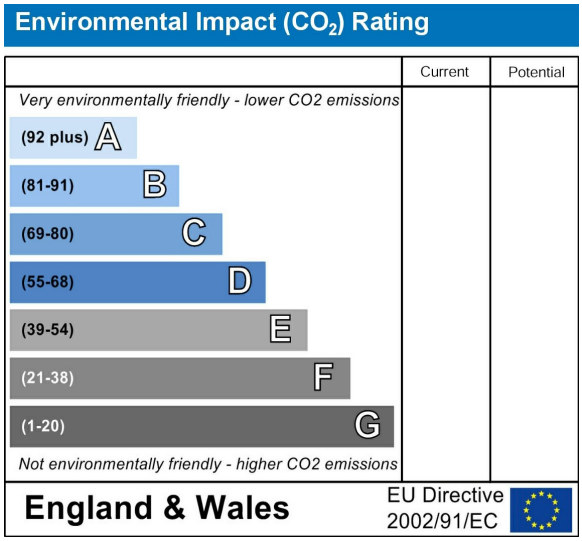


Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

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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