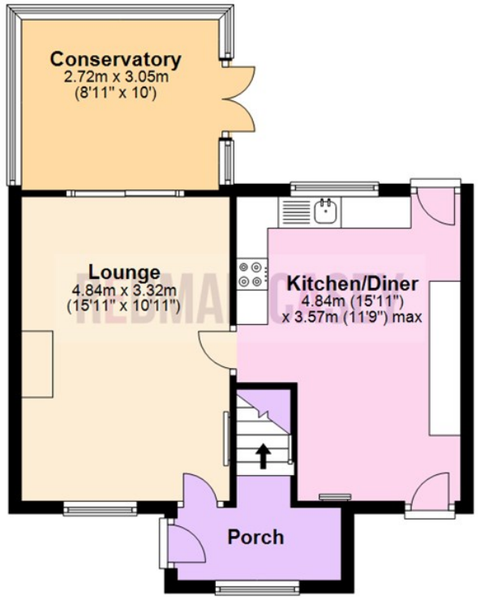
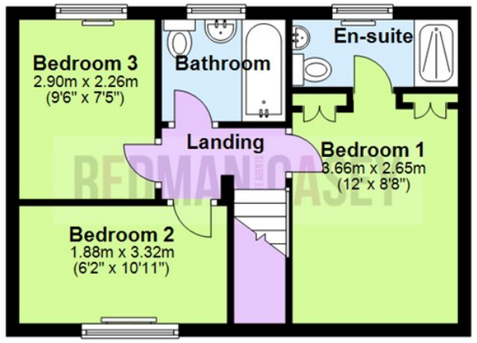
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



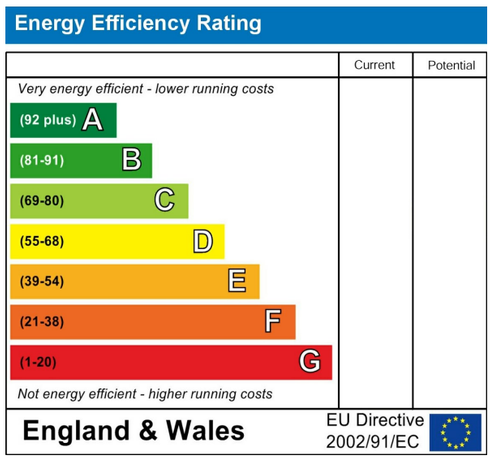
First Floor

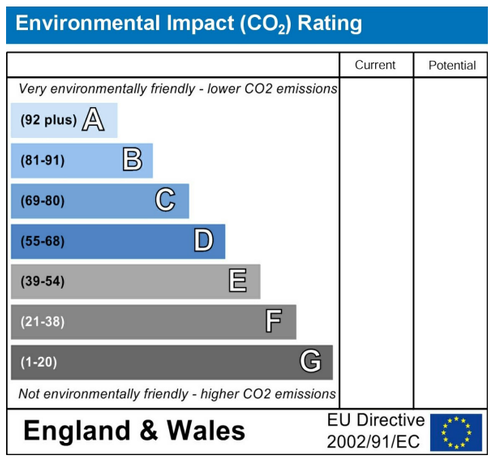
Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 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.





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

REDMAN CASEY ESTATE AGENTS

96 Longworth Road, Horwich, Bolton, Lancashire, BL6 7EY

Deceptively spacious and superbly presented mid town house property, ideally located for access to local amenities the property enjoys a large rear garden off road parking, spacious receptions, fitted dining kitchen and conservatory, en suite to master and two further generous bedrooms plus family bathroom. Viewing is essential to appreciate all that is on offer with this superb property.

Offers In The Region Of £175,000

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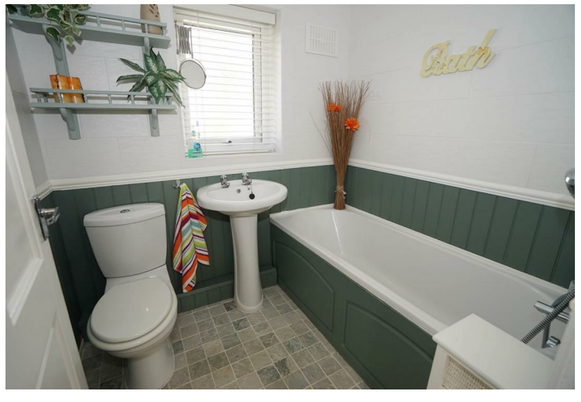


Situated within easy access of Horwich town centre along with shops, schools and Rivington countryside this deceptively spacious mid town house enjoys spacious receptions, conservatory and dining kitchen along with three generous bedrooms, with en suite shower room to master bedroom and family bathroom fitted with a modern three piece suite . Useful loft space for a play room or office and superb gardens to the rear with multiple patio and seating areas, ornamental fishpond and pergola. The property also benefits from off road parking to the front for 2 cars and internal viewing is highly recommended.

Porch
UPVC double glazed window to front, laminate flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

Lounge
15'11" x 10'11" (4.84m x 3.32m)
UPVC double glazed window to front, log effect gas fire with feature timber surround and tiled cast iron inset and slate hearth, radiator, laminate flooring, dado rail, two wall lights, coving to ceiling, uPVC double glazed patio door, door to:

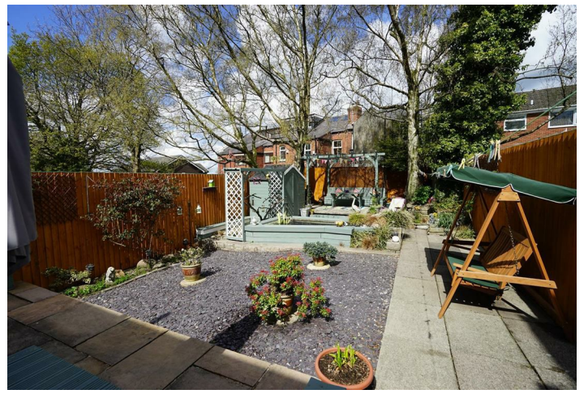
Kitchen/Diner
15'11" x 11'9" (4.84m x 3.57m)
Fitted with a matching range of base and eye level units with worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, TV point, uPVC double glazed entrance door, uPVC double glazed door to garden, door to:

Conservatory
UPVC construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to side, window to rear, ceramic tiled flooring, uPVC double glazed french doors to garden.

Landing
Ceiling, access to useful boarded and carpeted attic room with pull down ladder and power and light connected. Timber pannelled ceiling, door to:

Bedroom 1
12'0" x 8'8" (3.66m x 2.65m)
Two built-in double wardrobes with hanging rails and shelving, Storage cupboard, laminate flooring, TV point, two double doors, door to:

En-suite
Fitted with three piece white suite comprising inset wash hand basin with cupboard under, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC double glazed window to rear, radiator, ceramic tiled flooring.



Bedroom 2
6'2" x 10'11" (1.88m x 3.32m)
UPVC double glazed window to front, radiator, laminate flooring, door to:

Bedroom 3
9'6" x 7'5" (2.90m x 2.26m)
UPVC double glazed window to rear, radiator, laminate flooring, TV point.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, half height timber panelled walls with the upper half ceramic tiling, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Front garden, enclosed by timber fencing to sides with mature flower and shrub borders, block paved driveway to the front with car parking space for two cars, courtesy lighting.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, timber garden shed, outside cold water tap, security lighting, ornamental pond, mature flower and shrub borders.