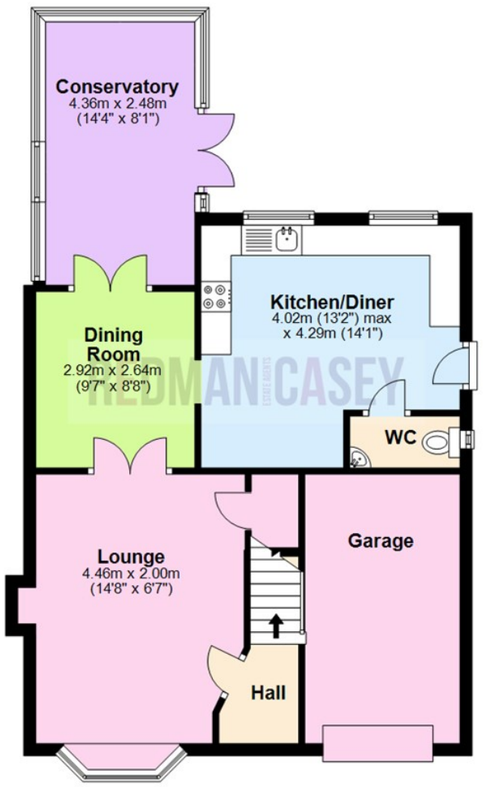
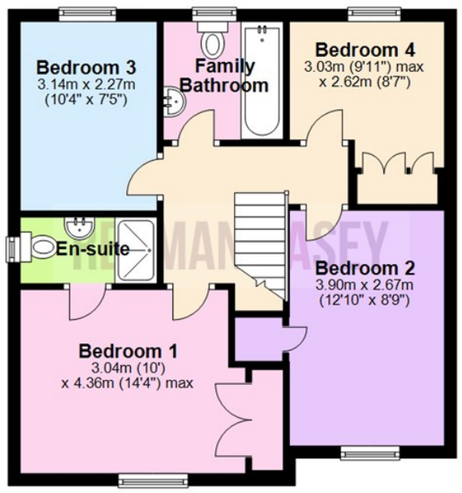
REDMAN CASEY ESTATE AGENTS

Ground Floor
Approx. 68.7 sq. metres (739.6 sq. feet)



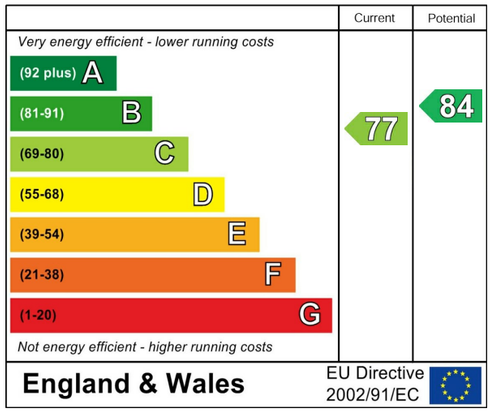
First Floor
Approx. 51.8 sq. metres (557.5 sq. feet)



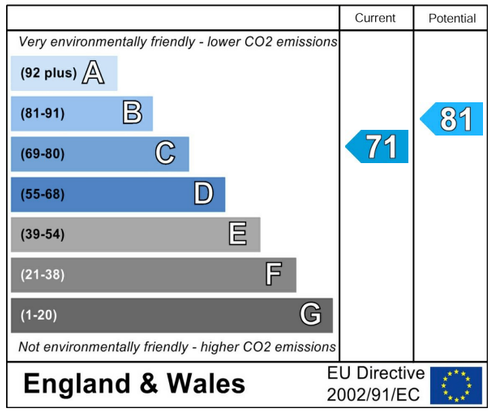
Total area: approx. 120.5 sq. metres (1297.1 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



41 Angelbank, Horwich, Bolton, BL6 5GX

ReducedSuperb 4 bedroom detached situated on this ever popular residential estate. Ideally located for access to road and rail links along with local schools and amenities. 4 bedrooms 3 receptions 2 bathrooms gardens and garage. no chain vacant possession, viewing essential.

Offers In Excess Of £300,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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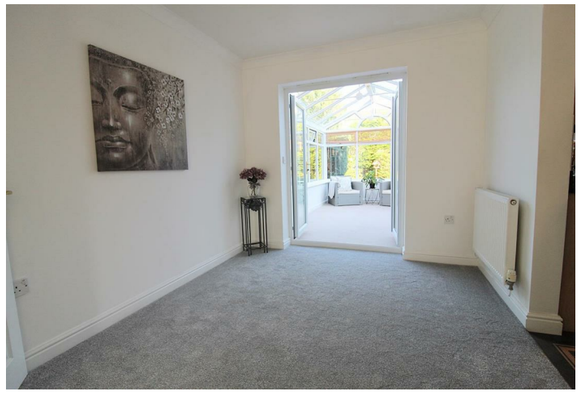

ReducedSuperbly presented and extended 4 bedroom family detached property, ideally located for access to local amenities, schools, train and road links. The property is located on this highly popular estate and offers excellent accommodation which comprises :- Hallway, lounge, dining room, conservatory, fitted kitchen, wc. To the first floor there are four bedrooms the en-suite having an en suite shower room and fitted wardrobes to master and bedroom 4. Outside there are generous garden areas with lawn and flower borders enclosed by fencing to the rear and driveway parking and garden area to the front, single attached garage with power and light. Also included in the sale are solar panels which generate on average over £1000 per annum these are paid for and not on a rent a roof scheme so the tariff will transfer with the purchase. The property is sold with no chain and vacant possession and viewing is essential to appreciate all that is on offer.

Hall
Radiator, karndean tiled flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
14'8" x 6'7" (4.46m x 2.00m)
UPVC double glazed bay window to front, fireplace, built-in under-stairs storage cupboard, two radiators, coving to ceiling, double door to:

Dining Room
9'7" x 8'8" (2.92m x 2.64m)
Radiator, coving to ceiling, open plan to Kitchen/Diner, double door to:

Conservatory
Half brick construction with uPVC double glazed windows, double glazed roof, power and lights connected, window to rear, four windows to side, uPVC double glazed french double doors to garden, door to:

Kitchen/Diner
13'2" x 14'1" (4.02m x 4.29m)
Fitted with a matching range of light oak effect base and eye level units with underlighting, drawers, cornice trims and contrasting black quartz sparkle worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and dishwasher, plumbing for washing machine, space for freezer, two uPVC double glazed windows to rear, radiator, karndean tiled flooring, coving to ceiling with recessed spotlights, double opaque side door to garden, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, radiator, karndean tiled flooring, coving to ceiling with recessed spotlights.

Landing
Door to:

Bedroom 1
10'0" x 14'4" (3.04m x 4.36m)
Feature uPVC double glazed arched window to front, built-in double wardrobe(s) with hanging rails and shelving, radiator, vaulted ceiling, double door, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator, karndean tiled flooring.

Bedroom 2
12'10" x 8'9" (3.90m x 2.67m)
UPVC double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, coving to ceiling, door to:

Bedroom 3
10'4" x 7'5" (3.14m x 2.27m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 4
9'11" x 8'7" (3.03m x 2.62m)
UPVC double glazed window to rear, built-in triple wardrobe(s) with hanging rails and shelving, radiator, coving to ceiling, double door, door to:

Family Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside
Front garden, tarmac driveway to the front leading to garage and with car parking space for two cars, with lawned area and mature flower and shrub borders, enclosed by dwarf, timber fencing and mature hedge to sides.
Mature rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, brick paved pathway, gravelled paved sun patio, timber garden shed.

Garage
Attached single garage with power and light connected, Up and over door. side door.

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