REDMAN CASEY ESTATE AGENTS

11 Summer Street, Horwich, Bolton, Lancashire, BL6 7PF

Offers In The Region Of £180,000

Deceptively spacious 2 bedroom semi detached true bungalow, ideally located for access to local shops and amenities make this a property not to be missed. The bungalow needs some cosmetic improvement but offers spacious rooms throughout with a conservatory to the rear dining kitchen lounge shower room and two bedrooms. Gas central heated and double glazed generous but low maintenance gardens and a detached garage. Sold with no chain and vacant possession. Viewing highly recommended

- Semi Detached True Bungalow
- Conservatory and Dining Kitchen
- Detached Garage
- No Chain
- 2 Bedrooms
- Large Low Maintenance Gardens
- Vacant Possession
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Entrance Hall
Built-in storage cupboard, radiator, double glazed entrance door, door to:

Lounge 13'10" x 10'4" (4.21m x 3.16m)
UPVC double glazed window to front, living flame effect gas fire with marble effect surround, radiator.

Bedroom 2 9'1" x 9'4" (2.78m x 2.84m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and drawers, radiator, coving to ceiling.

Kitchen/Diner 16'8" x 10'0" (5.09m x 3.05m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, built-in eye level electric fan assisted oven, built-in halogen hob with pull out extractor hood over, uPVC double glazed window to rear, built-in storage cupboard, double radiator, uPVC double glazed door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to side, window to rear, laminate flooring, uPVC double glazed door to garden, door to:

Bedroom 1 11'5" x 9'7" (3.49m x 2.92m)
Double glazed leaded window to rear, two built-in double wardrobes with hanging rails, shelving and drawers, radiator, coving to ceiling.

Shower Room
Fitted with three modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside
Front garden, enclosed by dwarf brick wall and fencing to front and sides, block paved hard standing with mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides with gravelled area and paved pathway, large paved sun patio, detached brick built single garage with power and light connected.

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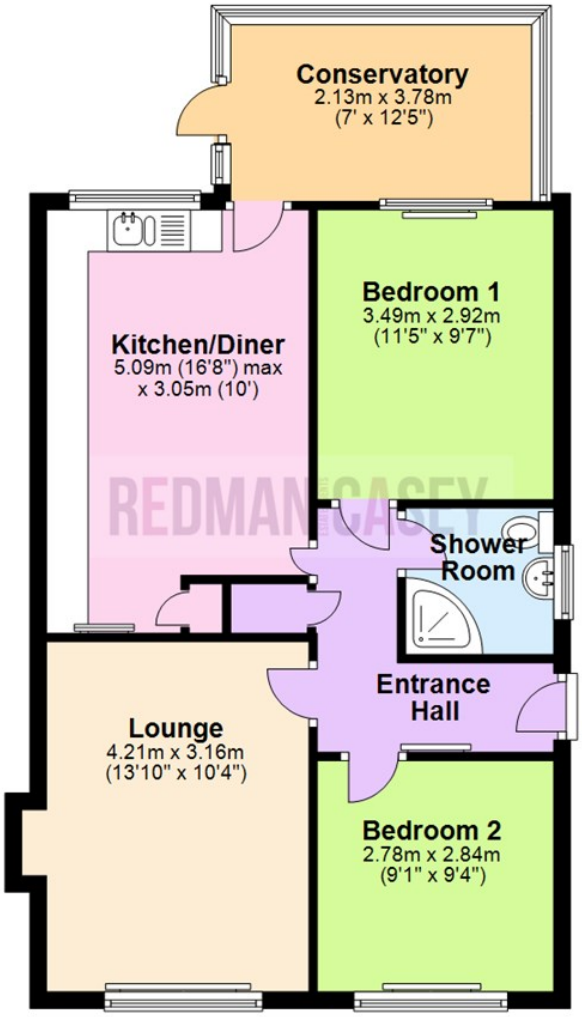
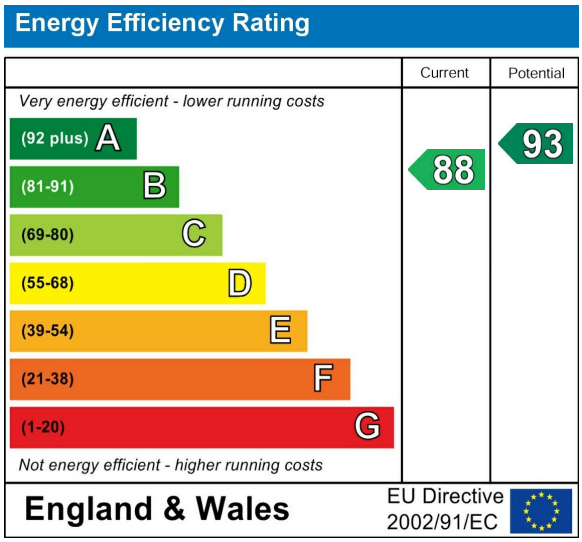
Ground Floor

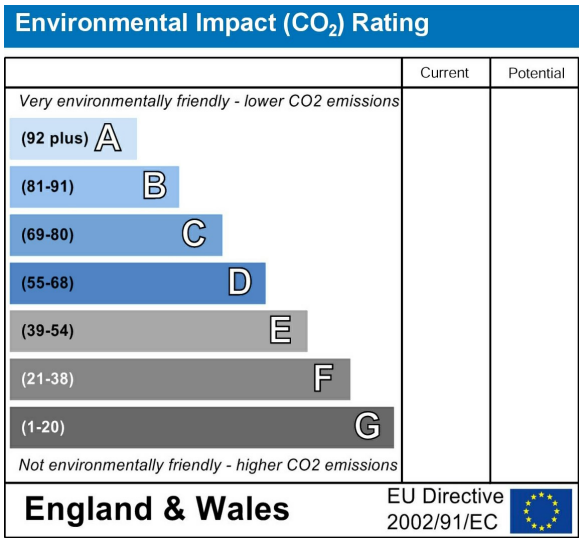
Approx. 65.6 sq. metres (705.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 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.





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