REDMAN CASEY ESTATE AGENTS

160 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5PE

Offers Around £185,000

Superbly presented three bedroom semi detached property, the property benefits from gas central heating and double glazing and fitted robes to all bedrooms. modern fitted kitchen, recently converted loft room, driveway parking, enclosed gardens, Viewing highly recommended.

- 3 Bedrooms all Fitted
- Fitted Modern Kitchen
- Superb Loft Room
- EPC Rating TBC
- Spacious Lounge
- Off Road Parking
- Ideal family Home
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of local amenities, schools and transport links, this makes this property a fantastic buy, Benefitting from gas central heating and double glazing the property has been maintained to a high standard by the current owner. Comprising:- Porch, lounge, fitted kitchen, to the first floor there are three bedrooms all with fitted robes. Refitted white shower room. Recently converted and useful loft room which makes a great chill out room or office To the rear there is an enclosed garden with paved patio area. to the front there is a parking area for two cars. Viewing is highly recommended.

Porch
UPVC double glazed window to front, uPVC entrance door, door to:

Lounge 16'1" x 14'7" (4.90m x 4.44m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator, laminate flooring, stairs, door to:

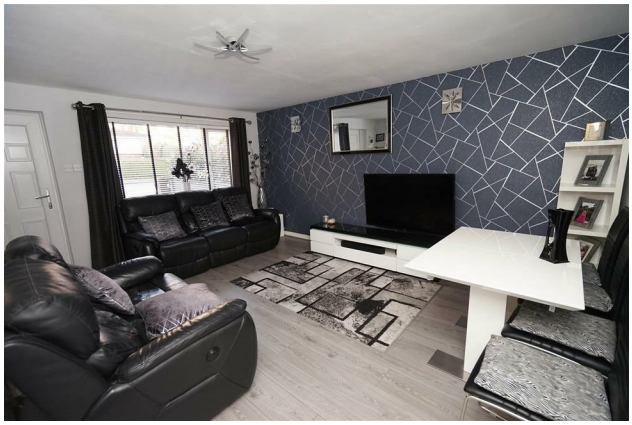
Kitchen 8'1" x 14'7" (2.47m x 4.44m)
Fitted with a matching range of modern light grey base and eye level units with underlighting, drawers and contrasting worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, slimline dishwasher, washing machine and range with extractor hood over, two uPVC double glazed windows to rear, double radiator, vinyl flooring, uPVC double glazed door to garden.

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

Bedroom 1 14'3" x 8'2" (4.34m x 2.49m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and bedside cabinet, radiator, laminate flooring.

Bedroom 2 10'0" x 8'1" (3.04m x 2.47m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, vanity mirror and drawers, radiator, laminate flooring.

Bedroom 3 7'10" x 6'2" (2.38m x 1.88m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and drawers, radiator.



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

Loft Room 12'0" x 10'8" (3.67m x 3.24m)
Skylight, sloping ceiling with recessed spotlights with limited head room to the eaves access to eaves storage space to either side, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

Outside
Open plan front garden, block paved driveway with parking for two cars, enclosed by timber fencing and hedge to sides.
Rear - enclosed by timber fencing to rear and sides, large paved sun patio, mature flower and shrub borders beds, outside cold water tap, security lighting, timber garden shed, paved paths.

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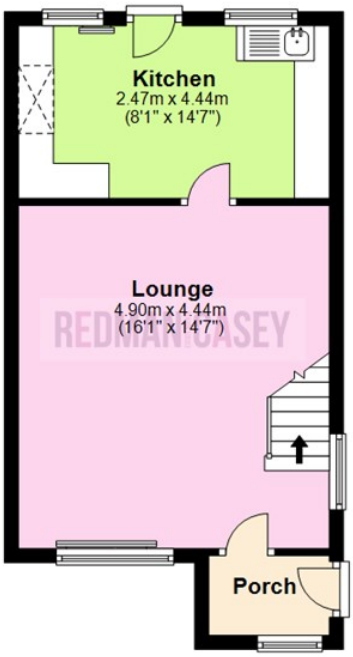
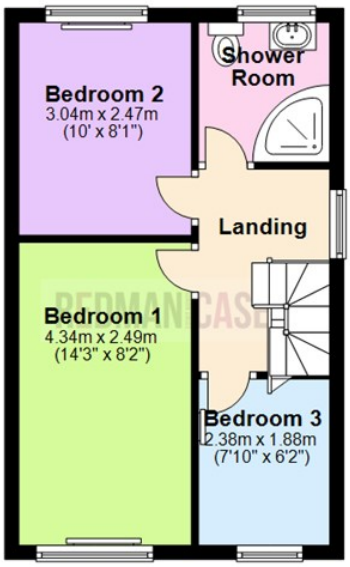
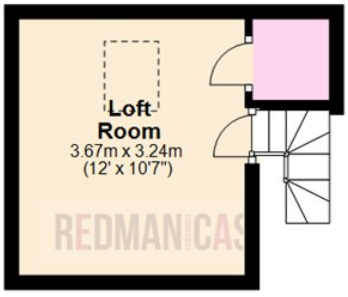
Ground Floor
Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.8 sq. feet)



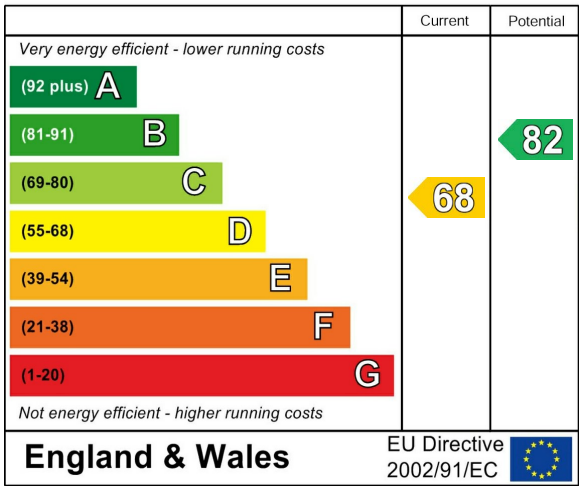
Second Floor
Approx. 11.9 sq. metres (127.8 sq. feet)



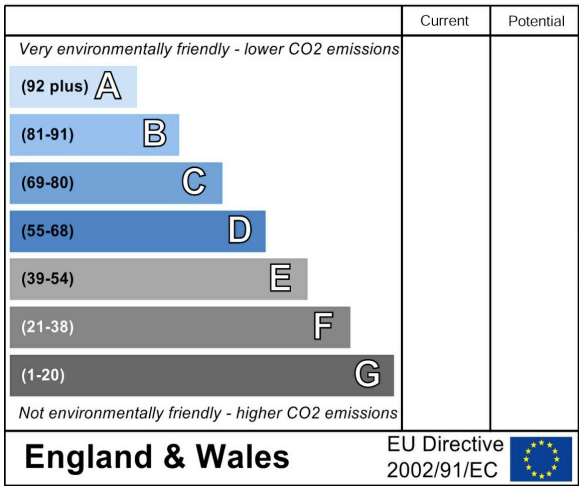
Total area: approx. 80.6 sq. metres (867.0 sq. feet)

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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