REDMAN CASEY ESTATE AGENTS

1 Fernstone Close, Horwich, Bolton, Lancashire, BL6 5TX

£130,000

Well presented over 55s one bedroom bungalow set in this convenient location which is short walking distance to local shops and transport links. The property offers excellent accommodation with lounge, fitted kitchen shower room and bedroom with fitted wardrobes, outside there are communal gardens to front side and rear which are maintained within the service contract. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Over 55's Bungalow
- Service Charge £143.60 per month
- Communal Gardens
- Vacant Possession
- EPC Rating D
- Spacious Lounge
- Double Bedroom
- No Chain
- South Facing Garden

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops and transport links this one bedroom over 55's bungalow offers excellent accommodation which comprises :- Porch, lounge, fitted kitchen, shower room with three piece suite, double bedroom with fitted wardrobes. Outside there are gardens to the front, side and rear with patio and lawned areas, with well stocked borders and beds. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

Porch
Composite double glazed entrance door, door to:

Lounge 14'1" x 10'7" (4.30m x 3.22m)
UPVC double glazed window to front, radiator, door to:

Hallway
Door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water and shelving, door to:

Kitchen 8'11" x 12'4" (2.71m x 3.76m)
Fitted with a matching range of modern white base units with drawers and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, vinyl flooring, Composite double glazed door to garden.

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, matching mixer tap and tiled splashback, low-level WC and extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Bedroom 14'1" x 8'6" (4.30m x 2.60m)
UPVC double glazed window to front, fitted triple wardrobes with hanging rail and shelving, radiator.

Outside
Front and side garden with lawned area, paved pathway leading to front entrance door and side and mature flower and shrub borders, enclosed by brick wall to front and side. Rear garden, timber fencing to front and side, paved sun patio with lawned area and mature flower and shrub borders.

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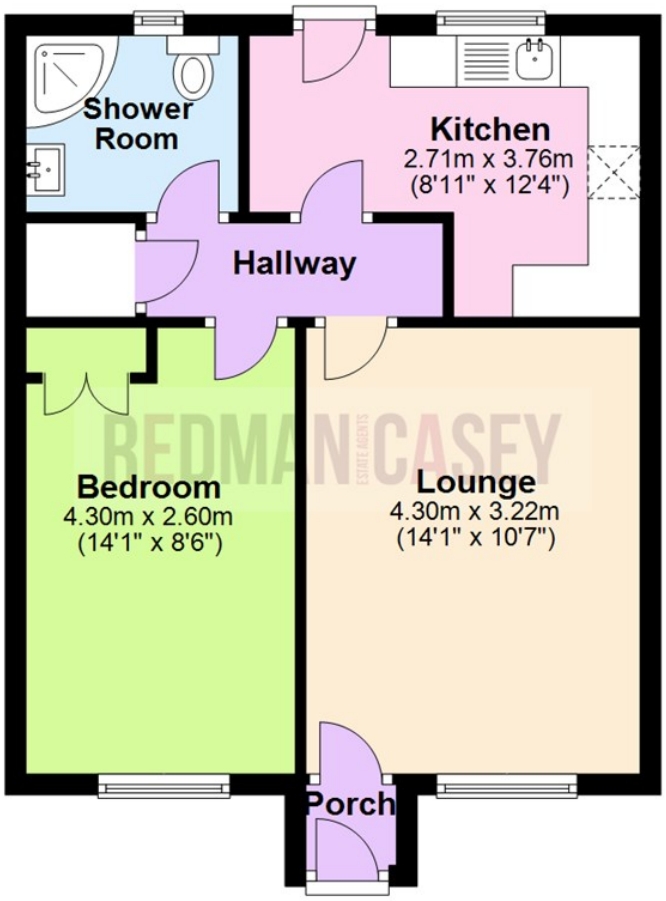
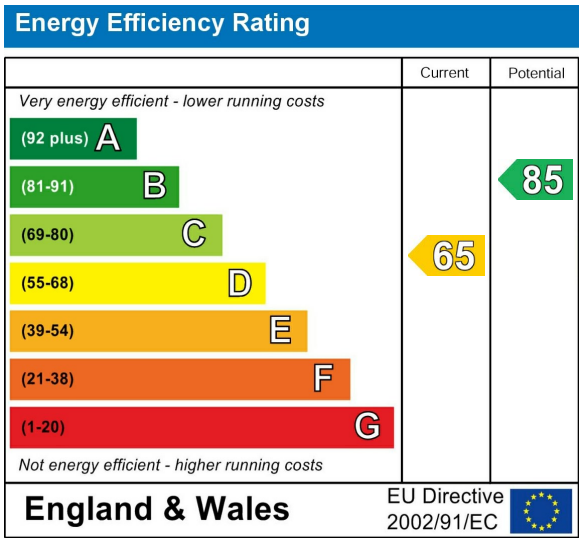
Ground Floor

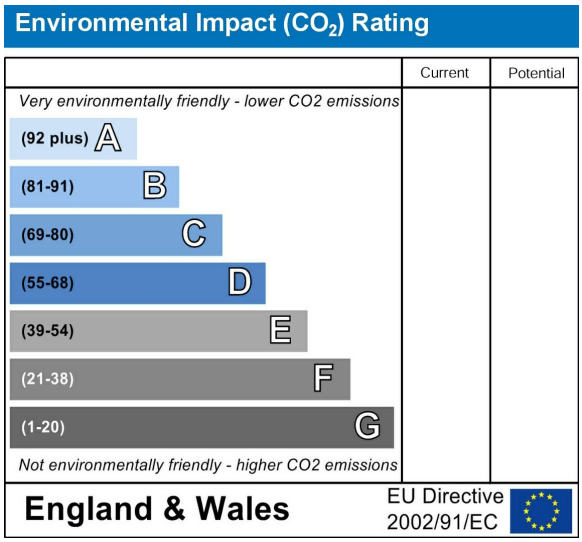
Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.0 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.





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