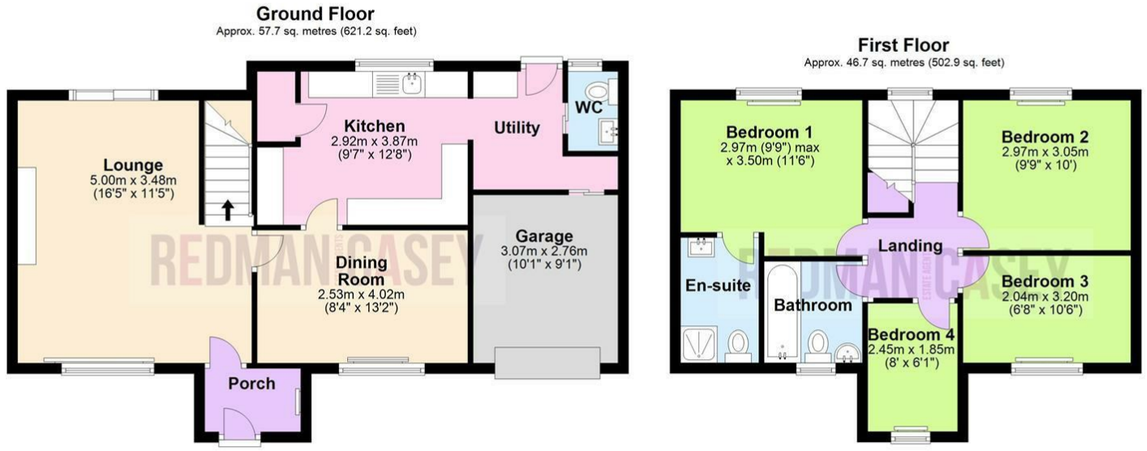
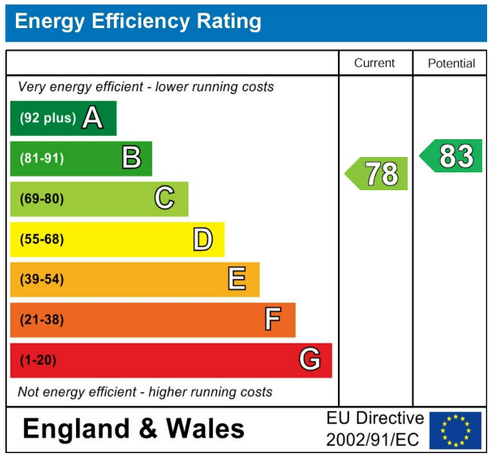
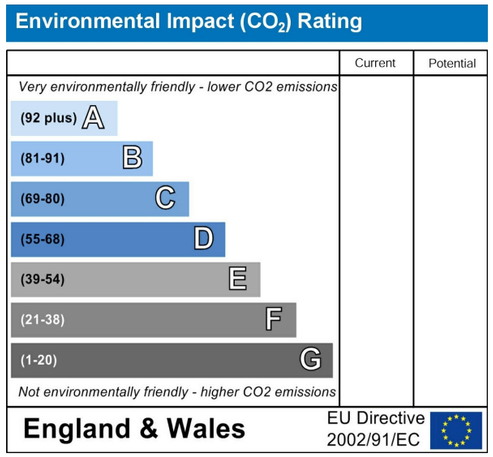


Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

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 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

37 Lower Makinson Fold, Horwich, Bolton, Lancashire, BL6 6PD

Freehold four bedroom detached property offering excellent family accommodation with potential for expansion should the need arise. Ideally located for access to local amenities, shops and transport links makes this a property not to be missed. Sold with no chain and vacant possession early viewing is recommended to appreciate all that is on offer.

Offers In The Region Of £260,000

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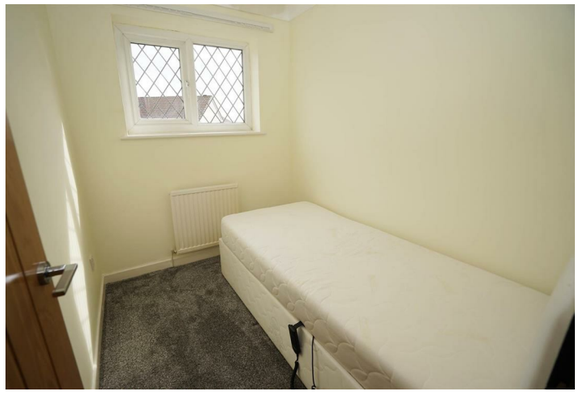

Situated on this small residential estate, ideally located for access to local amenities, junior and secondary schools, along with Middlebrook retail park, motorway and rail services. The property offers excellent family accommodation with potential for expansion should the need arise and subject to planning permissions. This family home has been in one families ownership since new and briefly comprises :- Porch, lounge, dining room, fitted kitchen, utility room and downstairs wc. To the first floor there are 4 bedrooms the master having an en suite shower room and family bathroom fitted with a coloured three piece suite. Outside the property benefits from a large front garden and driveway with parking for 2- 3 cars leading to a half garage / storage room situated off the utility room. To the rear is a low maintenance garden with patio and gravelled areas, sunken pond and mature borders and beds. Whilst some updating is required internally the property is well presented throughout and early viewing is recommended to appreciate all that is on offer.

Porch
Radiator, laminate flooring, dado rail, coving to ceiling, double glazed entrance door, door to:

Lounge
16'5" x 11'5" (5.00m x 3.48m)
UPVC double glazed leaded window to front, radiator, coving to ceiling, carpeted stairs to first floor landing, uPVC double opaque patio door to garden, door to:

Dining Room
8'4" x 13'2" (2.53m x 4.02m)
UPVC double glazed leaded window to front, double radiator, coving to ceiling, door to:

Kitchen
9'7" x 12'8" (2.92m x 3.87m)
Fitted with a matching range of oak effect fronted base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, composite sink unit with single drainer and mixer tap, integrated dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, ceramic tiled flooring, archway to:

Utility
7'5" x 5'7" (2.25m x 1.71m)
Space for fridge/freezer, plumbing for washing machine, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water. Full height ceramic tiling to all walls, uPVC double glazed door to garden, sliding door to Garage, sliding door to:

WC
UPVC double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, ceramic tiled flooring.

Landing
UPVC frosted double glazed window to rear, built-in over-stairs airing cupboard housing, factory lagged hot water cylinder, door to:

Bedroom 1
9'9" x 11'6" (2.97m x 3.50m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator, door to:

En-suite
Fitted with three piece white suite comprising wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Bedroom 2
9'9" x 10'0" (2.97m x 3.05m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 3
6'8" x 10'6" (2.04m x 3.20m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, coving to ceiling.

Bedroom 4
8'0" x 6'1" (2.45m x 1.85m)
UPVC double glazed leaded window to front, radiator, coving to ceiling.

Bathroom
Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed leaded window to front, ceramic tiled flooring.

Outside
Front garden, enclosed by mature hedge to front and side with slate chipping area, mature flower and shrub borders, extensive paved driveway to the front with car parking space for two - three cars.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, side gated access, timber garden shed, outside cold water tap, security and courtesy lighting, ornamental sunken fishpond, mature flower and shrub borders.

Garage
Attached integral half garage / storage with power and light connected, boarded eaves storage space, Up and over door.

Solar Panels
Please note the solar panels are on a rent a roof scheme through a Shade Greener where the electricity is provided to the owner at a reduced cost but the panels are owned by a Shade Greener, further information regards to these will be available shortly from the office.

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