REDMAN CASEY ESTATE AGENTS

14 Castle Crescent, Horwich, Bolton, Lancashire, BL6 7DT

Offers In The Region Of £140,000

Three bedroom Town House in great condition, close to local schools, shops, Rivington Country Park and all local amenities. Benefiting from double glazing, gas central heating and utility room plus gardens front and rear offering great enclosed outside space. This property is highly recommended for viewing to appreciate the condition and location.

- Three Bedroom
- Gas Central Heating
- Utility Room
- Good Condition.
- Gardens Front and Rear
- Double Glazing
- Close To Rivington

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Three bedroom Town House in great condition, close to local schools, shops, Rivington Country Park and all local amenities. Benefiting from double glazing, gas central heating and utility room plus gardens front and rear offering great enclosed outside space. The property comprises;- Entrance hall, lounge, kitchen diner, utility room. To the first floor there are three bedroom and a family bathroom This property is highly recommended for viewing to appreciate the condition and location.

Entrance Hall
Two uPVC opaque double glazed windows to front, radiator, open plan to New_Room, door to:

Lounge 15'10" x 10'11" (4.83m x 3.32m)
UPVC double glazed window to front, uPVC double glazed window to rear, wall mounted gas fireplace set in ornate wooden surround, two radiators, door to:

Kitchen/Diner 9'7" x 11'8" (2.92m x 3.55m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in gas hob, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, radiator, uPVC double glazed frosted entrance door to rear, door to:

Utility Room 6'0" x 8'8" (1.82m x 2.63m)
Fitted with a matching range of base and eye level units, space for fridge/freezer, hardwood glazed frosted door to front.

Stairs.

Bedroom 1 15'10" x 8'5" (4.83m x 2.56m)
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, door.

Bedroom 2 9'5" x 7'10" (2.88m x 2.38m)
UPVC double glazed window to rear, cupboard, radiator, double door, door to:

Bedroom 3 6'1" x 10'6" (1.85m x 3.19m)
UPVC double glazed window to front, radiator, door to:

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with storage under, mixer tap, tiled splashback and mirror with shower over and glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

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Landing
Door to:

Outside Front
Enclosed front garden laid to stone with seating area.

Outside Rear
Enclosed rear garden and patio seating area laid to lawn with mature planting of shrubs and trees.

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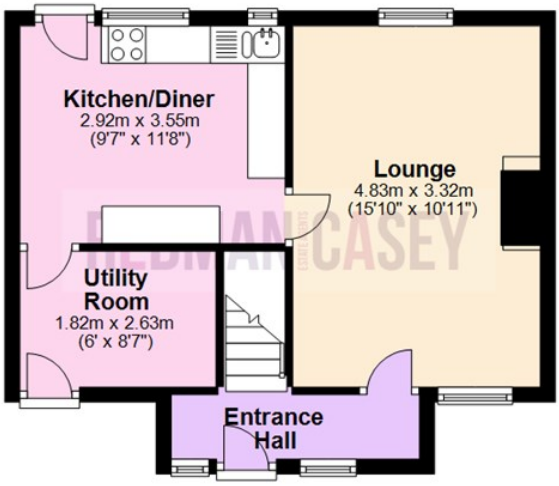
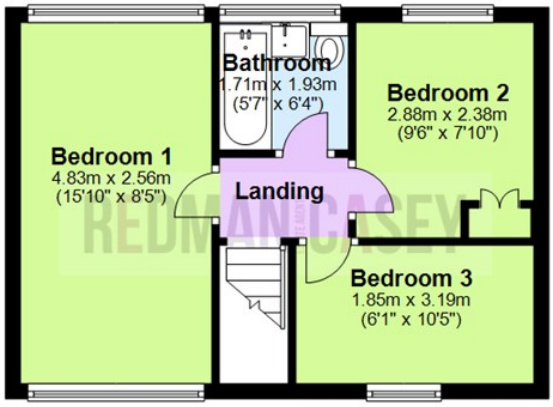
Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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