REDMAN CASEY ESTATE AGENTS

12 Darley Street, Horwich, Bolton, Lancashire, BL6 7LB

Offers In The Region Of £155,000

Spacious family home with generous plot offering excellent accommodation and off road parking The property is well presented and offers two reception rooms, kitchen, three bedrooms and shower room fitted with a three piece modern white suite. Ideally located for access to local shops, schools and transport links for both rail and road. Viewing is highly advised to appreciate all on offer.

- 3 Bedrooms
- 2 Reception Rooms
- Generous Plot Offering Extension Potential
- No Chain
- Vacant Possession
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, sought after local schools and transport links for both road and rail. The property offers excellent accommodation with spacious reception rooms and generous bedrooms set on a generous plot with potential for expansion should the need arise. Inside the property comprises :- Hall, lounge, dining room, kitchen. To the first floor there are three generous bedrooms and shower room fitted with a modern three piece white suite. Outside there are gardens to the front with paved driveway leading private rear garden with gravelled area and paved patio. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed mahogany effect window to side, double radiator, stairs to first floor landing, uPVC mahogany effect double glazed entrance door, door to:

Lounge 12'5" x 13'8" (3.78m x 4.17m)
UPVC double glazed leaded mahogany effect window to front, coal effect gas fire with Adam style surround and marble effect inset and hearth, double radiator, coving to ceiling, archway to:

Dining Room 9'7" x 8'5" (2.93m x 2.56m)
UPVC double glazed leaded mahogany effect window to rear, radiator, coving to ceiling, door to:

Kitchen 9'7" x 8'2" (2.93m x 2.49m)
Fitted with a matching range of base and eye level cupboards with 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, gas point for cooker, uPVC double glazed leaded mahogany effect window to rear, radiator, uPVC mahogany effect double glazed side door to garden, door to built-in under-stairs storage cupboard.

Landing
UPVC frosted double glazed mahogany effect window to side, access to loft, door to:

Bedroom 1 12'5" x 10'1" (3.78m x 3.07m)
UPVC double glazed leaded mahogany effect window to front, fitted bedroom suite with a range of wardrobes comprising two fitted triple wardrobes with hanging rails and shelving, fitted matching bedside cabinets and drawers, radiator.

Bedroom 2 9'8" x 10'1" (2.95m x 3.07m)
double glazed leaded mahogany window to rear with views of Rivington Pike and Winter Hill, radiator.

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Bedroom 3 8'8" x 6'7" (2.65m x 2.01m)
UPVC double glazed leaded mahogany effect window to front.

Shower Room
Refitted with three piece modern white suite comprising shower enclosure with power shower over, vinyl wall panels and fold down seat, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed mahogany effect window to rear, vinyl flooring.

Outside
Front garden, paved pathway leading to front entrance door, enclosed by mature hedge to front and sides, wrought iron gated access, paved driveway to the front and side with car parking space for two small cars with gravelled area and mature flower and shrub borders.
Private rear garden, enclosed by mature hedge to rear and sides, large paved sun patio with gravelled area and mature ornamental flower and shrub borders, timber garden shed, paved pathway.

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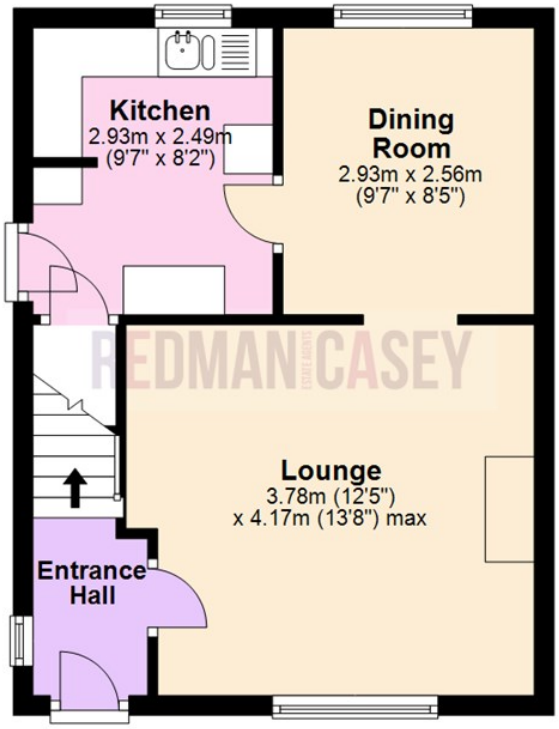
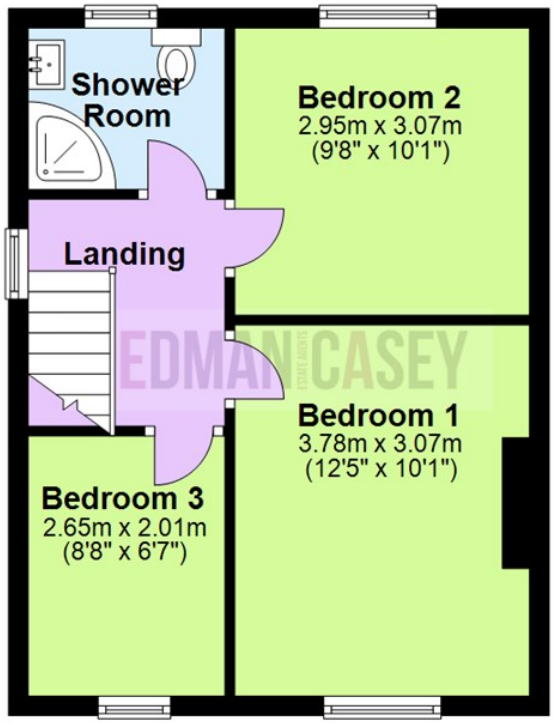
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 70.2 sq. metres (755.2 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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