REDMAN CASEY ESTATE AGENTS

4 Gresley Avenue, Horwich, Bolton, BL6 5TQ

Offers In The Region Of £240,000

Superbly presented three bedroom semi detached property ideally situated on this highly sought after development. Having been updated by the current owner the property offers excellent accommodation with spacious lounge, modern fitted dining kitchen and conservatory with solid insulated roof system. There are 3 generous bedrooms the master having a en suite shower room and stunning modern shower room. Outside there are open plan gardens to the front and driveway parking for 2 cars, private enclosed rear garden with large paved patio and lawned garden. Viewing is essential to appreciate all that is on offer.

- Modernised 3 Bedroom Semi
- Spacious Lounge
- Conservatory
- En Suite to Master
- EPC Rating TBC
- Well Presented Throughout
- Fitted Dining Kitchen
- Three Generous Bedrooms
- Viewing Essential
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops, schools and Rivington countryside along with the new health centre (under construction 2024) and the leisure centre. The property has been significantly updated by the current owner to provide a welcoming and modern family home. Comprising : Entrance hall, lounge, fitted dining kitchen and conservatory with solid insulated panel roof. To the first floor there are three generous bedroom the master having an em suite shower room, and superb family shower room. Outside there are gardens to the front with off road parking for 2 cars and to the rear is an enclosed garden with patio and lawned area. Viewing essential to appreciate all that is on offer.

Hallway
Laminate flooring, stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 13'3" x 12'8" (4.04m x 3.86m)
UPVC double glazed box window to front, double radiator, laminate flooring, coving to textured ceiling, door to built-in under-stairs storage cupboard.

Kitchen/Diner 8'11" x 16'0" (2.72m x 4.88m)
Fitted with a matching range of pale grey base and eye level units with drawers and contrasting round edged worktops, 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, built-in electric fan assisted oven, four ring halogen hob with stainless steel splashback and extractor hood over, window to rear, radiator, laminate flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, patio door to:

Conservatory 14'2" x 8'7" (4.32m x 2.61m)
Half brick construction with uPVC double glazed windows and power and light connected solid insulated roof system, three windows to side, window to rear, laminate flooring, uPVC double glazed french doors to garden.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'10" x 8'9" (3.60m x 2.67m)
UPVC double glazed window to front, radiator, laminate flooring, door to:

En-suite Shower Room
Fitted with three piece white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, ceramic tiled flooring.

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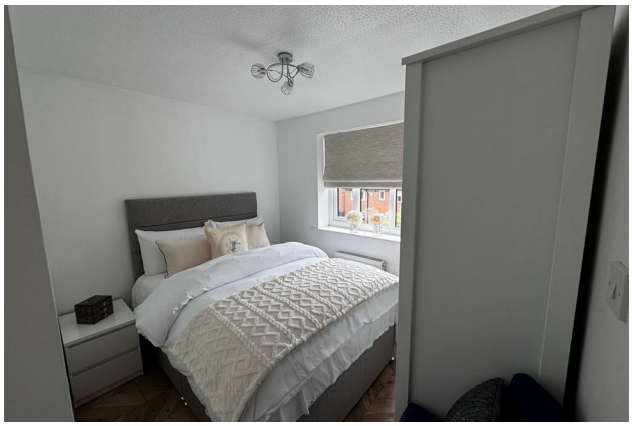
Bedroom 2 7'8" x 9'6" (2.34m x 2.90m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 3 9'2" x 6'11" (2.79m x 2.11m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, laminate flooring, door to:

Shower Room
Fitted with three piece modern white suite comprising shower enclosure with rainfall head and hand shower over upvc wet wall panelling, inset wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Open plan front garden, tarmac driveway to the front and side with car parking space for two cars with mature flower and shrub borders, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, garden shed, outside cold water tap, security lighting, side gated access.



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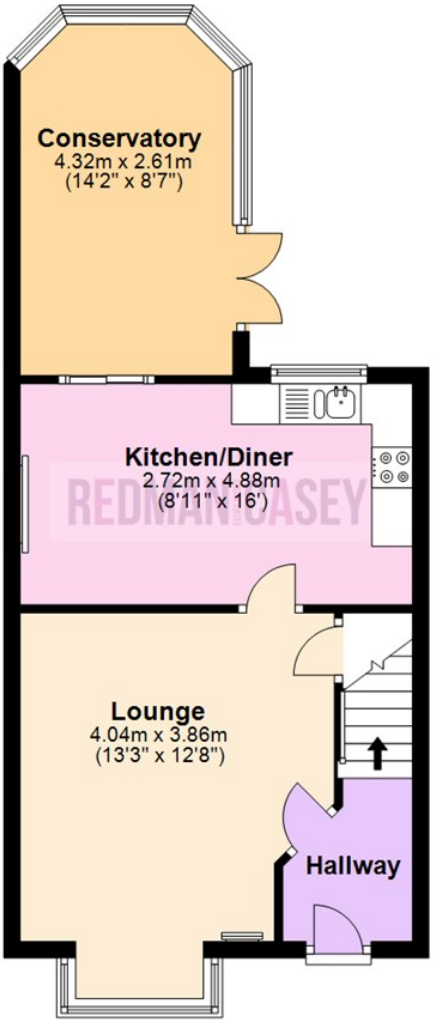
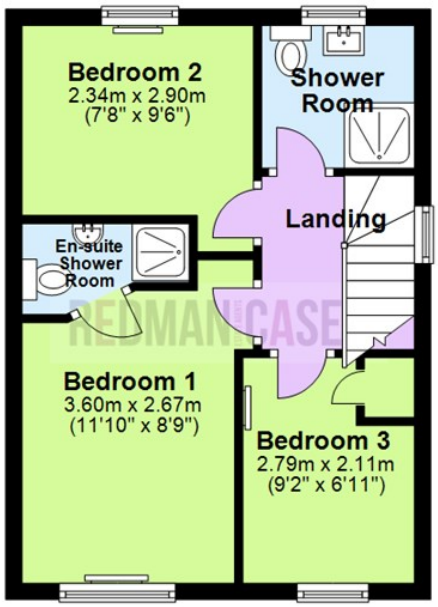
Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

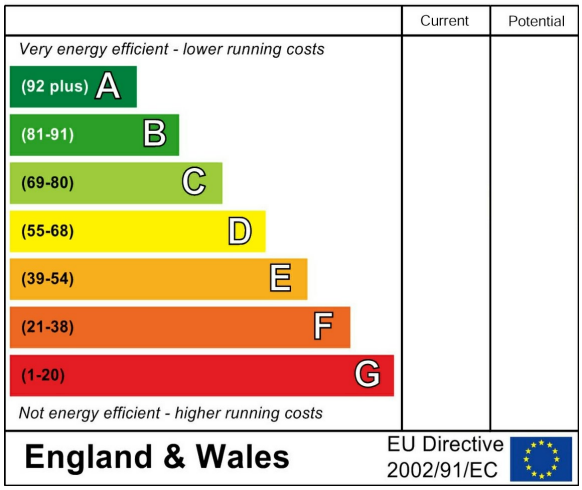
Approx. 33.1 sq. metres (356.8 sq. feet)



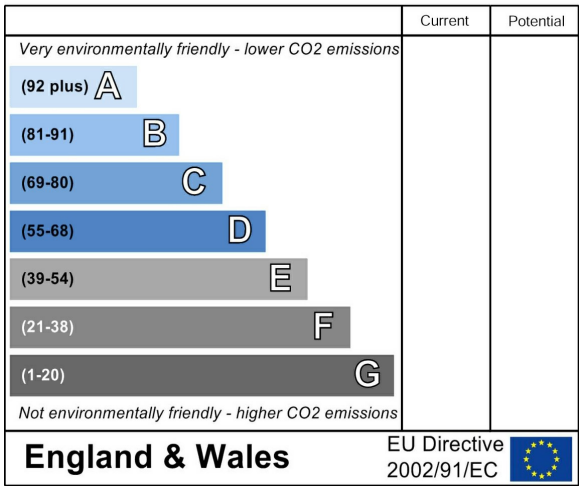
Total area: approx. 78.1 sq. metres (840.3 sq. feet)

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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