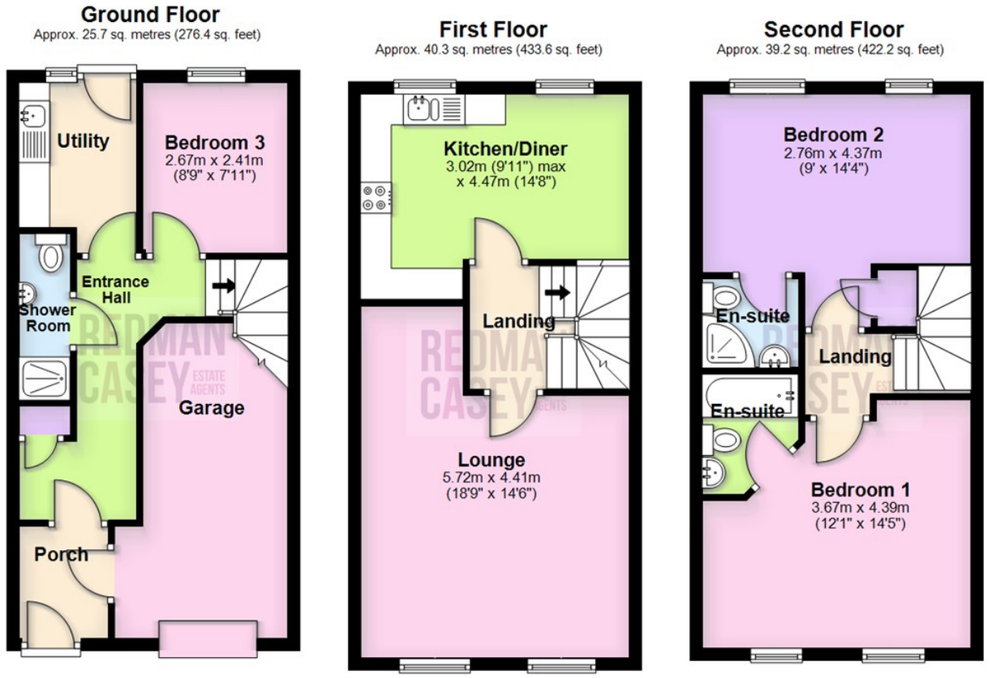
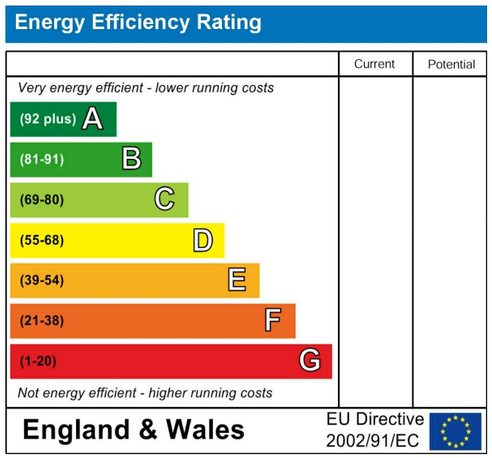
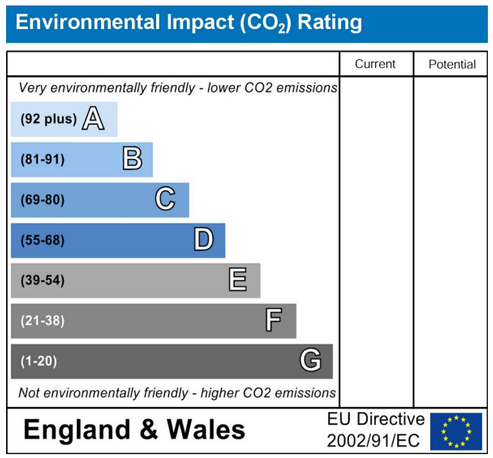
REDMAN CASEY ESTATE AGENTS



Total area: approx. 105.2 sq. metres (1132.1 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.





16 Brightwater, Horwich, Bolton, BL6 5GW

Deceptively spacious mid town house, offering excellent accommodation over 3 floors with Three bedrooms three bathrooms / shower rooms, utility room, large kitchen diner and spacious lounge. Parking for 2 cars plus garage and private rear garden. The property also benefits from gas central heating and double glazing. Viewing is essential to appreciate the size and space on offer.

Offers In The Region Of £270,000

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

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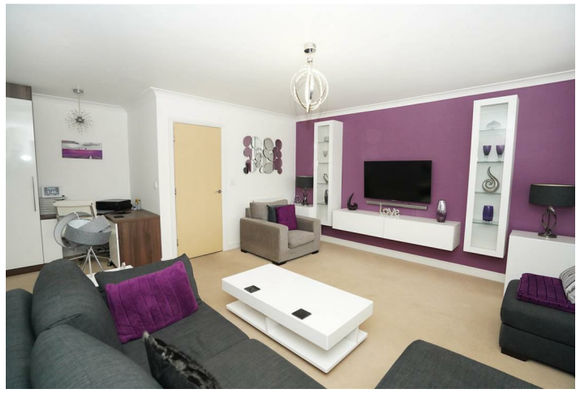

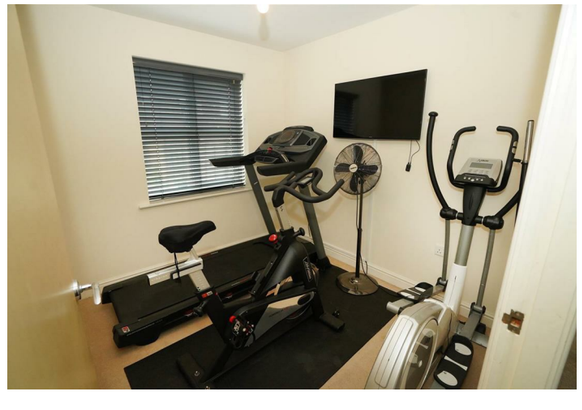

Ideally located for access to local amenities and schools the property also benefits from a close proximity to Blackrod rail station and A6 with access to M61 giving fantastic commute to Manchester Preston Wigan and beyond. The property offers potential to re configure to 4 bedrooms should the need arise and currently comprises :- Porch, garage, entrance hall, shower room, utility and bedroom 3, to the first floor there is an L shaped lounge and kitchen diner, to the second floor there is a master bedroom fitted with a stunning range of wardrobes and a fitted with en suite bathroom and a further double bedroom with built in wardrobes ensuite shower room. Outside there is parking for 2 cars on the driveway and to the rear is a private garden with lawned area patio.

Porch
Radiator, ceramic tiled flooring, Composite entrance door, door to:

Garage
Integral garage with power and light connected, Up and over door.

Entrance Hall
Radiator, ceramic tiled flooring, stairs to first floor landing, door to built-in storage cupboard.

Shower Room
Fitted with three piece white suite with comprising, tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Utility
9'1" x 6'3" (2.77m x 1.91m)
Fitted with a matching range of base units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring, double glazed door to garden, door to:

Bedroom 3
8'9" x 7'11" (2.67m x 2.41m)
UPVC double glazed window to rear, radiator.

Landing
Radiator, stairs, door to:

Lounge
18'9" x 14'6" (5.72m x 4.41m)
Two uPVC double glazed windows to front, double radiator, coving to ceiling with fitted desk area.

Kitchen/Diner
9'11" x 14'8" (3.02m x 4.47m)
Fitted with a matching range of oak effect base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, vinyl tiled flooring.

Landing
Door to:

Bedroom 1
12'0" x 14'5" (3.67m x 4.39m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s), further built-in triple wardrobe(s), fitted matching vanity mirror, bedside cabinets and drawers, radiator, door to:

En-suite
Fitted with three piece modern white suite with comprising, deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, extractor fan, wall mounted mirror, shaver point, radiator.

Bedroom 2
9'1" x 14'4" (2.76m x 4.37m)
Two uPVC double glazed windows to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with sliding doors, built-in over-stairs airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

En-suite
Fitted with three piece modern white suite with comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, shaver point, radiator.

Outside
Front, double width block paved driveway to the front leading to garage and with car for two cars.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area and mature shrub borders.

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