REDMAN CASEY ESTATE AGENTS

40 Penn Street, Horwich, Bolton, Lancashire, BL6 5NR

Offers In The Region Of £140,000

Well presented and deceptively spacious end terraced property offering excellent accommodation with two spacious reception rooms and fitted kitchen three generous bedrooms and bathroom with modern three piece suite. Outside there are gardens to front and rear. The property is offered for sale with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Well Presented End Terrace
- 3 Generouos Bedrooms
- No Chain
- 2 Spacious Receptions
- Superb Fitted Kitchen
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops schools and recreation facilities this superb end terraced property boasts a wealth of original features and has been sympathetically renovated by the current owner to provide excellent family accommodation that comprises :- Porch, entrance hall, cloakroom w.c. Lounge, dining room and modern kitchen fitted with a range of grey base and wall units with built in and integrated appliances. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece white suite. Outside the property has gardens to the front and rear with patio and artificial lawned area. the property is available with no chain and vacant possession and early viewing is highly recommended to appreciate all that is on offer.

Porch
UPVC double glazed french doors, door to:

Entrance Hall
Double radiator, Karndean flooring, carpeted stairs to first floor landing, door to:

WC
Fitted with two piece suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, Karndean flooring,

Lounge 12'4" x 11'10" (3.76m x 3.61m)
UPVC double glazed bay window to front, feature original fireplace with timber and tiled surround, double radiator, Karndean flooring, picture rail, coving to ceiling.

Dining Room 13'2" x 10'6" (4.02m x 3.20m)
Double radiator, Karndean flooring, picture rail, uPVC double glazed french double doors with security shutters steps leading to rear to garden, door to:

Kitchen 9'1" x 6'8" (2.76m x 2.03m)
Fitted with a matching range of modern grey fronted base and eye level units with drawers and contrasting worktop space over, wine rack, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, Karndean flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing
Door to:

Bedroom 1 12'11" x 10'4" (3.93m x 3.16m)
UPVC double glazed window to rear, double radiator, coving to ceiling.

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Bedroom 2 12'8" x 10'4" (3.85m x 3.16m)
UPVC double glazed window to front, double radiator, picture rail.

Bedroom 3 9'1" x 6'8" (2.76m x 2.03m)
UPVC double glazed window to rear, double radiator, picture rail.

Bathroom
Fitted with three piece white suite comprising p shaped panelled jacuzzi bath with shower over and glass screen, wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring.

Outside
Front garden, paved pathway leading to front entrance door with artificial lawned area, shrub borders, enclosed by dwarf brick wall to front and sides, wooden front gate.
Rear, enclosed by brick wall to rear and sides, paved patio, gravelled pathway with artificial lawned area and shrub beds, rear gated access.

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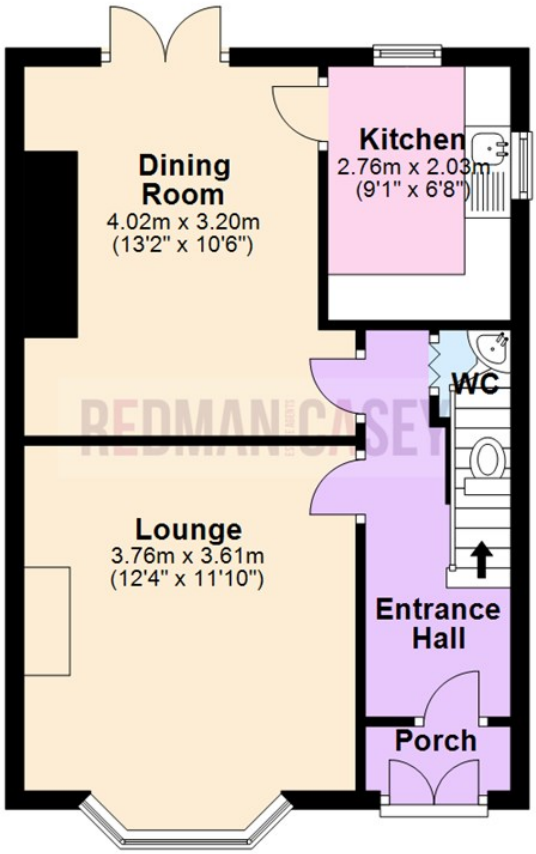
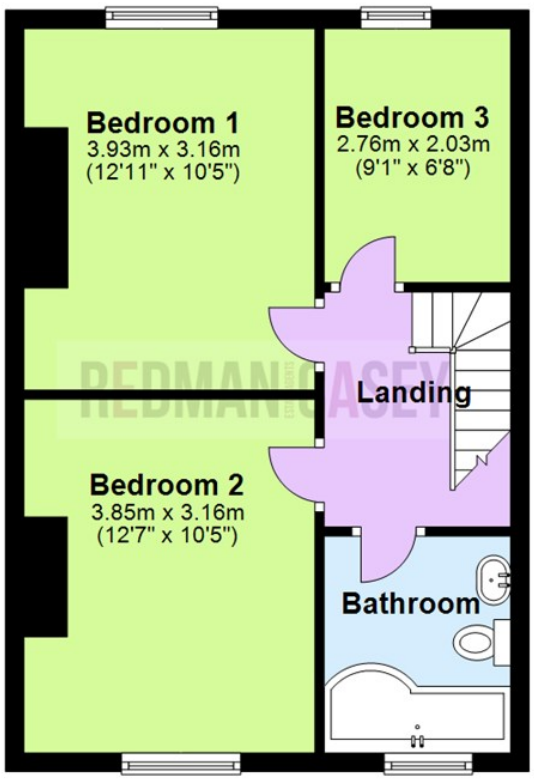
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



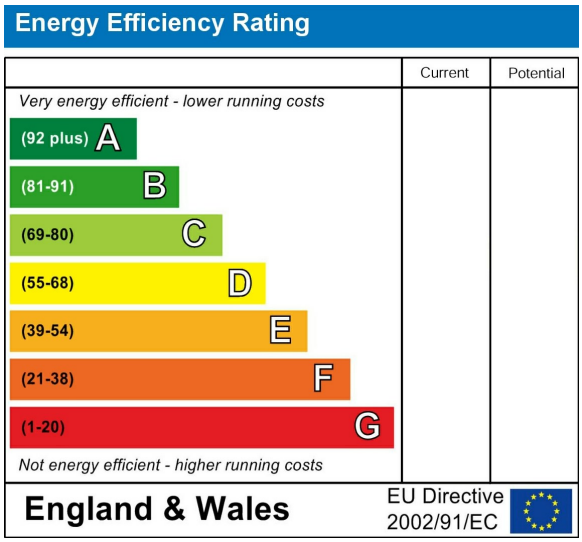
First Floor

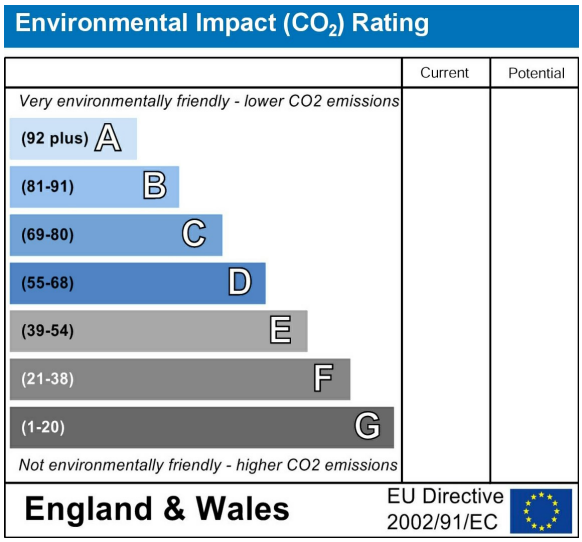
Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 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.





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