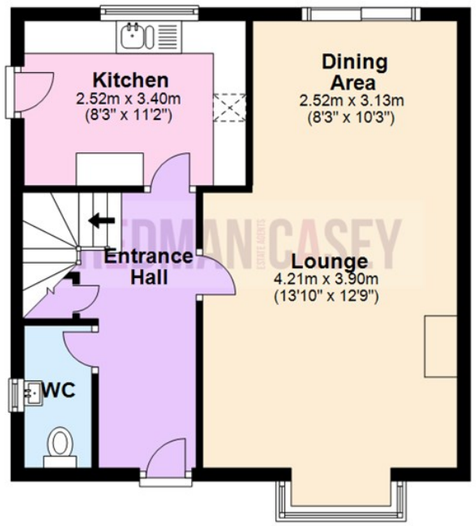
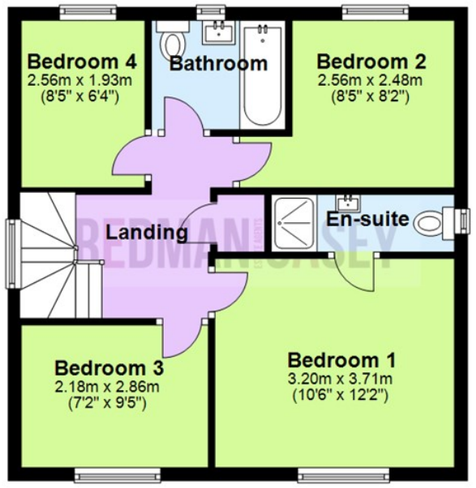
Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



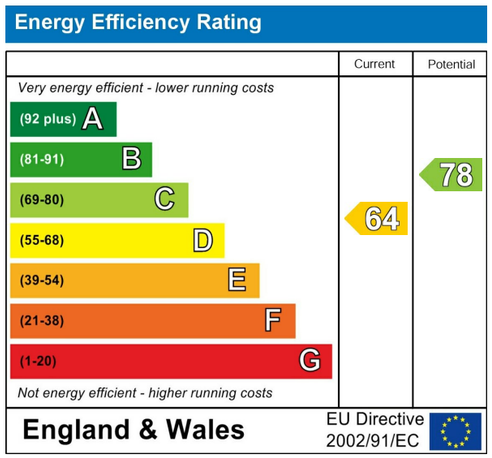
First Floor

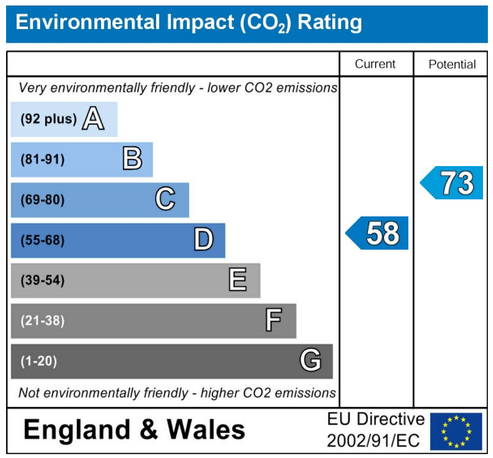
Approx. 45.6 sq. metres (490.3 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 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.





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

REDMAN CASEY ESTATE AGENTS

12 Kensington Drive, Horwich, Bolton, Lancashire, BL6 6AE

Superb four bedroom detached property located on this ever popular residential estate. Offering fantastic family accommodation with spacious open plan reception rooms and modern en suite to master and modern family bathroom, great gardens to front and rear with detached single garage. currently converted to office Viewing is highly recommended to appreciate the property.

Offers In The Region Of £280,000

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

Situated on this ever popular residential estate we are pleased to offer for sale this excellent four bedroom detached property. Offering fantastic family accommodation comprising:- Entrance hall, downstairs w.c. lounge, open plan to dining room, Fitted kitchen with a range of built in units and integrated appliances. To the first floor there are four bedrooms master with fitted robes and modern en suite shower room, modern family bathroom with three piece white suite. Outside there are excellent gardens to the front and rear with extensive driveway and detached garage converted into an office with utility area to the rear . Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

WC
Frosted double glazed window to side, fitted with two piece coloured suite comprising, wall mounted wash hand basin and low-level WC, half height ceramic tiling to all walls, radiator, laminate flooring.

Lounge
13'10" x 12'10" (4.21m x 3.90m)
Double glazed bay window to front, living flame effect gas fire set in marble effect surround, double radiator, laminate flooring, coving to ceiling, open plan to:

Dining Area
8'3" x 10'3" (2.52m x 3.13m)
Radiator, laminate flooring, coving to ceiling, double glazed patio doors to garden, door to:

Kitchen
8'3" x 11'2" (2.52m x 3.40m)
Fitted with a matching range of base and eye level units with contrasting 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, electric point for cooker with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, coving to ceiling, uPVC double glazed door to garden.

Landing
UPVC frosted double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1
10'6" x 12'2" (3.20m x 3.71m)
UPVC double glazed window to front with views of Rivington, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, fitted with drawers, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin in vanity unit with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2
8'5" x 8'2" (2.56m x 2.48m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'2" x 9'5" (2.18m x 2.86m)
UPVC double glazed window to front with views of Rivington, double radiator.

Bedroom 4
8'5" x 6'4" (2.56m x 1.93m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Front garden, tarmac driveway to the front and side with car parking space for three cars with lawned area, paved path leading to front entrance door and mature flower and shrub borders, enclosed by dwarf wall to front.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with steps up to lawned area and mature flower and shrub borders, garden shed, paved pathway, side gated access, detached brick built garage currently converted into office space with lighting laminate flooring, plaster boarded walls. Part split to create a utility area at the rear.

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Offers In The Region Of £280,000