REDMAN CASEY ESTATE AGENTS

40 Richmond Street, Horwich, Bolton, Lancashire, BL6 5QT

Offers Around £190,000

Amazing condition this four bedroom extended end terraced property in a popular residential location, close to local shops, schools, amenities. Great location for transport links this property offers spacious living accommodation and has been modernised to a very high standard. This property is a must to view to appreciate the condition, location and all that is on offer. This property is sold with vacant possession and no onward chain.

- 4 Bedroom
- End Terrace
- EPC Rating C
- En Suite
- Flexible Accommodation
- Extended
- Superb Condition
- Gas Central Heating
- Dressing Room
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Amazing four bedroom end terraced extended property in a great residential location. This property is offered to market with vacant possession and no onward chain. Benefiting from fitted robes in all rooms dressing room and En-suit offering spacious living with flexible accommodation. The property comprises:- Entrance porch, lounge diner, kitchen, utility room, WC, to the first floor there are four bedrooms the master having an En-suite and a dressing room, and a family bathroom. Situated in a popular residential location with easy access to local schools, shops and all local amenities, gas central heating and fully double glazed. Viewing is highly recommended to appreciate the condition, location and all that is on offer with this property.

Hall
Door to:

Lounge 26'5" x 11'6" (8.05m x 3.50m)
UPVC double glazed bay window to front, uPVC frosted double glazed window to side, coal effect electric fire set in feature Adam style surround, double radiator, radiator, stairs, door to Storage cupboard.

Storage cupboard.

Kitchen 16'2" x 9'3" (4.93m x 2.81m)
Matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl polycarbonate sink unit with mixer tap and acrylic tiled splashbacks, built-in dishwasher, built-in electric fan assisted double oven, built-in electric ceramic hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, ceramic tiled flooring, open plan to:

WC
Two piece suite comprising, wash hand basin with base cupboard, storage under, mixer tap and mirror and low-level WC, radiator, door to:

Utility Room 12'5" x 6'0" (3.78m x 1.83m)
Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, ceramic flooring, door.

Bedroom 1 13'5" x 8'11" (4.08m x 2.71m)
UPVC double glazed window to front, Storage cupboard, walk-in with full height door, double radiator, open plan to Dressing Room, two sliding doors, open plan to:

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En-suite
Three piece suite comprising deep panelled bath with shower over, mixer tap and glass screen, wash hand basin with base cupboard, storage under, mixer tap and tiled splashback and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

Dressing Room 7'9" x 6'4" (2.37m x 1.94m)

Landing
Storage cupboard, double door to Storage cupboard, door to:

Bedroom 2 12'8" x 10'1" (3.86m x 3.07m)
UPVC double glazed window to side, fitted wardrobe(s) with hanging rail, shelving, overhead storage and cupboard, wardrobe, radiator, double door, door to:

Bedroom 3 10'2" x 9'9" (3.09m x 2.97m)
UPVC glazed window to rear, radiator.

Bedroom 4 10'11" x 5'6" (3.34m x 1.68m)
UPVC double glazed window to rear, fitted wardrobe(s) with hanging rail, shelving, overhead storage and drawers, radiator, double door.

Bathroom
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, heated towel rail.

Landing
Storage cupboard, double door to Storage cupboard, door to:

Storage cupboard.

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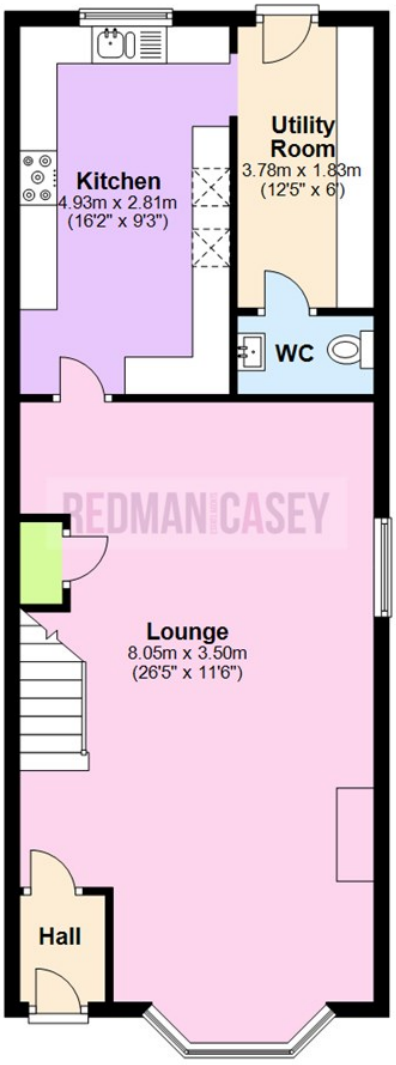
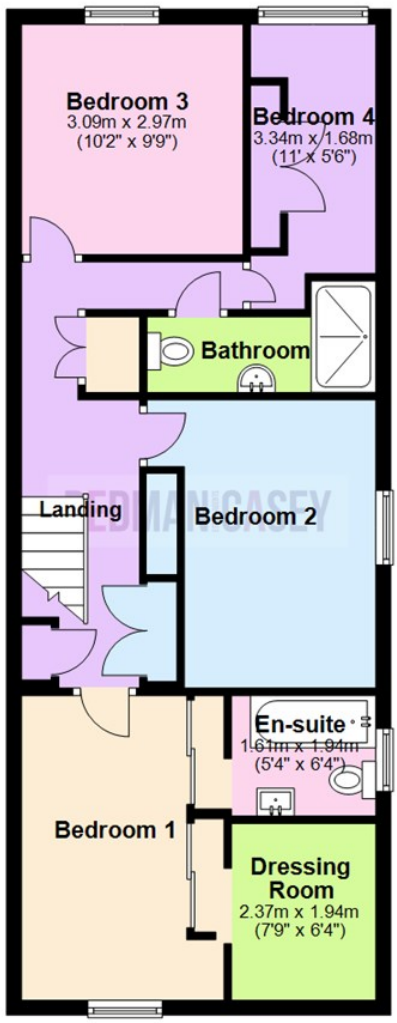
Ground Floor
Approx. 62.5 sq. metres (672.5 sq. feet)



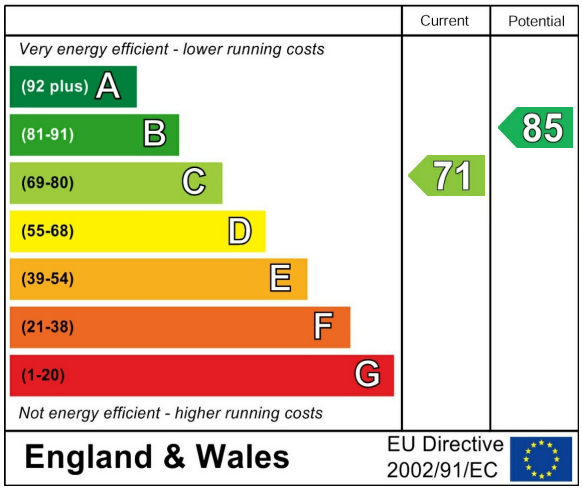
First Floor
Approx. 62.1 sq. metres (668.7 sq. feet)



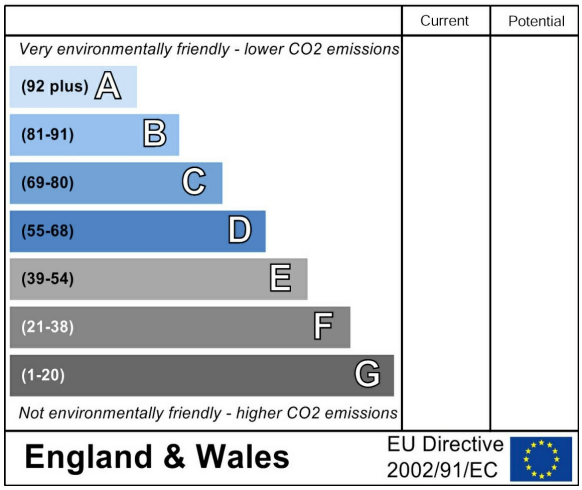
Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

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



Environmental Impact (CO_2) Rating



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