REDMAN CASEY ESTATE AGENTS

20 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW

£280,000

Four bedroom detached property in a quiet residential location close to local amenities, shops and schools, offering spacious living accommodation, with mature gardens, and off road parking. This property also benefits from double glazing gas central heating, gardens to front and rear. Viewing is highly recommended.

- Four Bedroom
- Gardens To Front And Rear
- Gas Central Heating
- Utility Room
- Off Road Parking
- Double Glazing
- En Suite to Master
- Large Patio Area

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

Spacious four bedroom detached property situated in a quiet residential location, close proximity to local schools, shops and all amenities. The property comprises entrance vestibule, lounge, dining room, cloakroom, utility room, kitchen. To the first floor there are four bedrooms master being En-suite, and a family bathroom. Gardens to front and rear, with off road parking. Benefiting from double glazing and gas central heating. Early viewing is recommended to avoid disappointment.

Entrance Vestibule
Radiator, door to:

Lounge 15'10" x 11'1" (4.83m x 3.39m)
UPVC double glazed window to front, coal effect open fire fireplace set in feature wooden surround, double radiator, open plan to:

Dining Room 11'1" x 8'10" (3.39m x 2.70m)
Double radiator, uPVC double glazed entrance double door to rear, door to:

Kitchen 7'11" x 12'0" (2.41m x 3.66m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink with single drainer, extractor fan, built-in fridge/freezer, plumbing for automatic washing machine and dishwasher, fitted built-in range, uPVC double glazed window to rear, ceramic tiled flooring.

Utility Room 11'11" x 9'3" (3.64m x 2.82m)

Storage
Up and over door.

Cloakroom
UPVC frosted double glazed window to side, two piece suite comprising, wash hand basin with base cupboard, mixer tap and tiled splashback and low-level WC, radiator.

Landing
UPVC double glazed window to side, door to Storage cupboard, door to:

Bedroom 1 12'7" x 11'1" (3.83m x 3.39m)
UPVC double glazed window to front, radiator, door to:

En-suite
Three piece suite comprising wash hand basin vanity wash hand basin with ceramic and tiling to all walls, recessed tiled shower area with glass screen and low-level WC, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2 9'9" x 9'10" (2.97m x 3.00m)
UPVC double glazed window to front, radiator.

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Storage
Storage cupboard.

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with half height ceramic tiling to all walls with shower over and low-level WC, tiled surround, uPVC frosted double glazed window to side.

Bedroom 3 9'10" x 11'1" (3.00m x 3.39m)
Window to rear, radiator.

Bedroom 4 6'4" x 9'8" (1.94m x 2.95m)
UPVC double glazed window to rear, radiator.

Outside Front
Open plan laid mainly to lawn with mature planting and driveway.

Outside Rear
Enclosed rear garden, laid to lawn with patio seating area, mature flower beds, ornamental pond, Paths leading to both sides of property.

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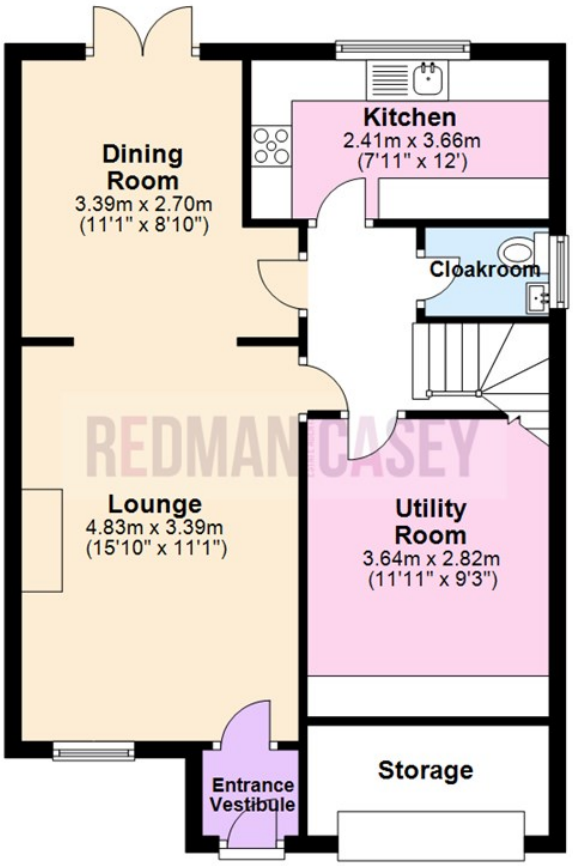
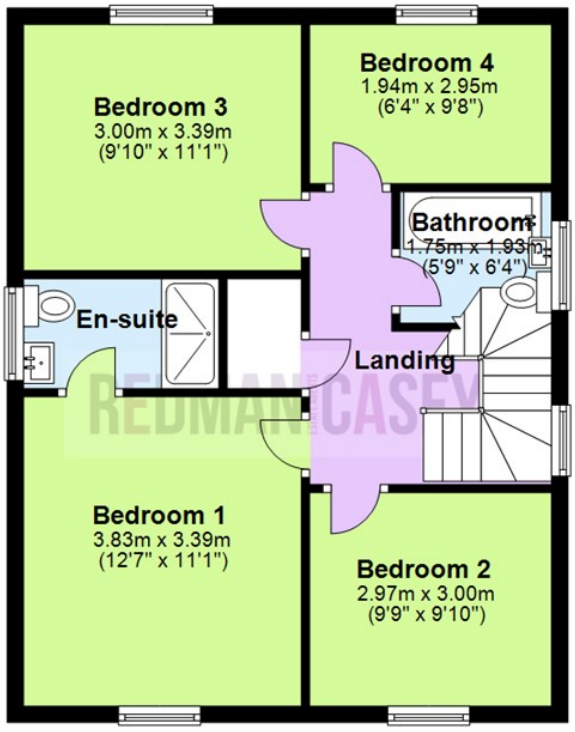
Ground Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



First Floor

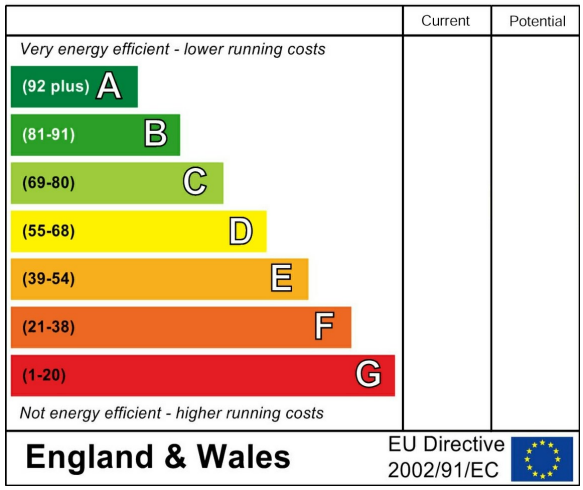
Approx. 55.4 sq. metres (596.5 sq. feet)



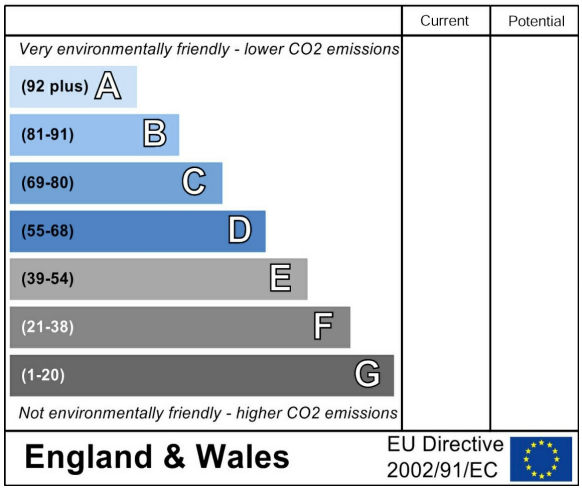
Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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