REDMAN CASEY ESTATE AGENTS

## 37 Melbourne Grove, Horwich, Bolton, Lancashire, BL6 5LZ

## Offers Over £190,000

Three bedroom semi detached property in need of renovation but set on a fabulous plot offering scope for extension to the side to create a fantastic family home. Situated on this ever popular Stocks Park estate the property is is easy reach of local amenities, shops , schools and the leisure centre along wit Rivington country park a short walk away. Sold with no chain and vacant possession viewing is essential to appreciate the potential on offer.

- Three Bedrooms
- Dining Kitchen
- NO Chain
- Spacious Lounge
- Gas Central Heated
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on the ever popular Stocks Park estate this three bedroom semi detached offers excellent accommodation wit a generous side plot giving potential for expansion to create a fantastic family home. At present the property comprises :- Porch, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and a bathroom fitted with a coloured suite. Outside there is a garden to the front with driveway leading to a brick built garage side gardens with lawned area and rear garden stocked with flower and shrubs. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

**Porch**
UPVC double glazed leaded window to front, uPVC double glazed entrance door, door to:

**Lounge 13'1" x 17'0" (3.99m x 5.17m)**
UPVC double glazed window to front, fitted gas fire with back boiler, double radiator, three wall lights, stairs to first floor landing, sliding door to:

**Kitchen/Diner 9'7" x 17'0" (2.92m x 5.17m)**
Base and eye level cupboards with worktop space, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, gas hob with extractor hood over, two uPVC double glazed leaded windows to rear, radiator, double glazed door to:

**Conservatory**
UPVC construction, three windows to side, window to rear, door to:

**Landing**
Door to:

**Bedroom 1 13'8" x 9'6" (4.16m x 2.90m)**
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and drawers, radiator, door to storage cupboard.

**Bedroom 2 9'7" x 10'8" (2.92m x 3.24m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 8'9" x 7'1" (2.67m x 2.17m)**
UPVC double glazed leaded window to front, radiator.

**Bathroom**
Three piece coloured suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

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**Outside**
Front garden, driveway to the front leading to garage with lawned area and mature flower and shrub borders with floral bed, paved pathway leading to front entrance door.
Side garden enclosed by mature hedge to front, rear and sides with lawned area, paved pathway leads to rear and mature flower and shrub borders.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, security lighting with lawned area and mature flower and shrub borders with brick, paved pathway.

**Garage**
Attached brick built garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, uPVC double glazed window to side, double glazed leaded window to rear, Up and over door, uPVC double glazed door.

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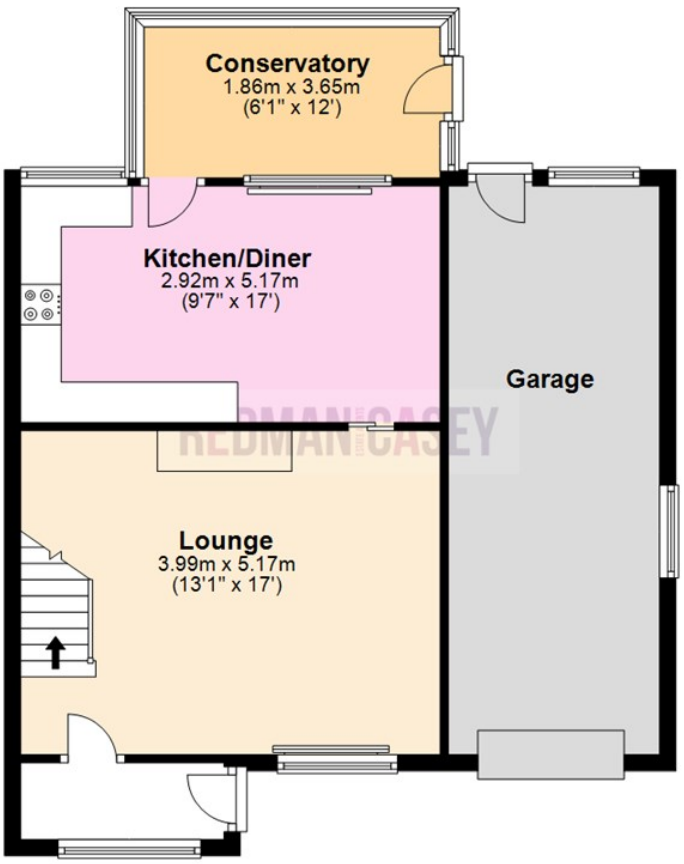
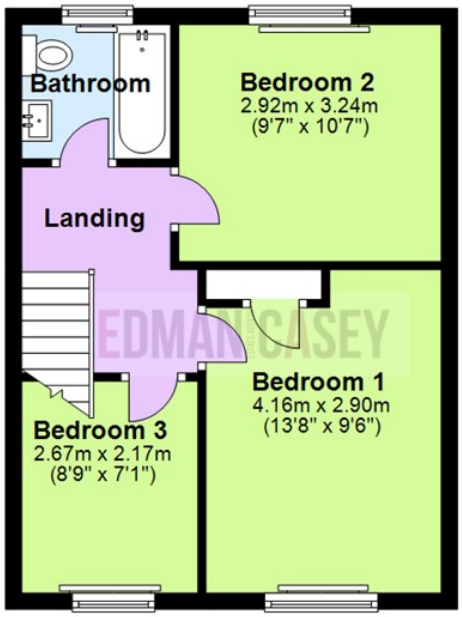
## Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



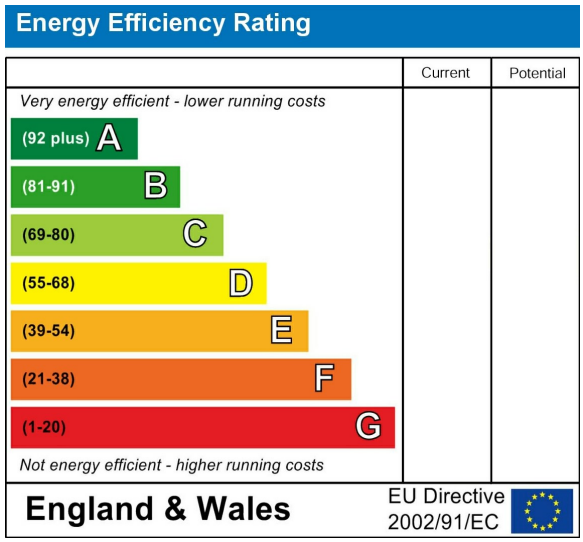

## First Floor

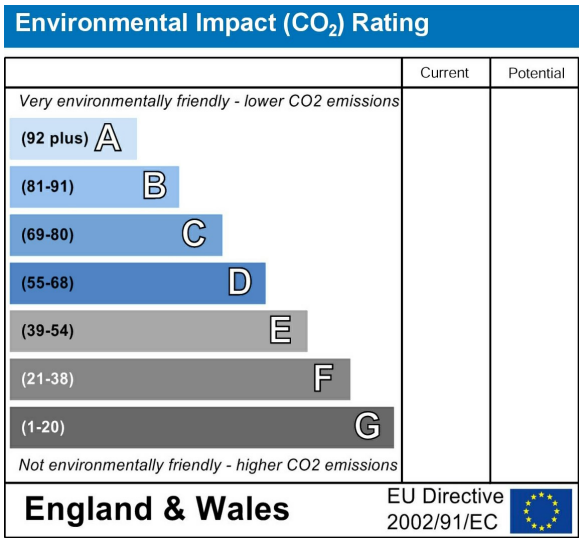
Approx. 36.6 sq. metres (393.9 sq. feet)




Total area: approx. 82.6 sq. metres (889.3 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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