REDMAN CASEY ESTATE AGENTS

63 Hilton Avenue, Horwich, Bolton, BL6 5RH

Offers Around £185,000

Three bedroom semi detached home in a superb and very popular location. Close to local shops, schools, local amenities, close to Railway Station and Rivington Country Park. Benefiting from gardens front and rear double glazing and gas central heating. This property is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the condition, location and all that is on offer.

- Three Bedroom
- Gas Central Heating
- Semi Detached
- Council Tax Band A
- No Chain
- Gardens Front And Rear
- Double Glazing
- Vacant Possesion
- EPC Rating D

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

Three bedroom semi detached sold with vacant possession and no onward chain. Situated close to Rivington Country Park and Rail links this popular residential location also benefits from close proximity to local schools, shops and amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen, WC. to the first floor there are three bedrooms and a family bathroom. Garden fronted and large rear garden, gas central heating and fully double glazed. This property offers spacious living in a residential location. Viewing is highly recommended to appreciate all that is on offer.

Hall
Stairs, door to:

Lounge 12'5" x 15'0" (3.78m x 4.56m)
UPVC double glazed window to front, coal effect gas fire set in marble Adam style surround, double radiator, door to:

Dining Room 10'10" x 9'7" (3.29m x 2.92m)
UPVC double glazed window to rear, double radiator, door to:

Kitchen 7'9" x 8'4" (2.37m x 2.53m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl sink unit with mixer tap, built-in fridge/freezer, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, fitted electric fan assisted oven, built-in electric hob with pull out extractor hood over, window to side, radiator, open plan to:

Porch
Door to:

WC
UPVC frosted double glazed window to rear, fitted with low-level WC.

Bedroom 1 12'5" x 12'1" (3.78m x 3.68m)
UPVC double glazed window to front, threeStorage cupboard, built-in wardrobe(s) with part full-length mirrored, hanging rails, shelving, overhead storage, cupboard and drawers, radiator, three double doors, door to:

Bedroom 2 10'8" x 9'7" (3.25m x 2.92m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'5" x 8'4" (2.26m x 2.53m)
UPVC double glazed window to rear, radiator.

Landing
UPVC opaque double glazed window to side, radiator, door to:

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

Bathroom
Three piece suite comprising jacuzzi bath with hand shower attachment, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, heated towel rail.

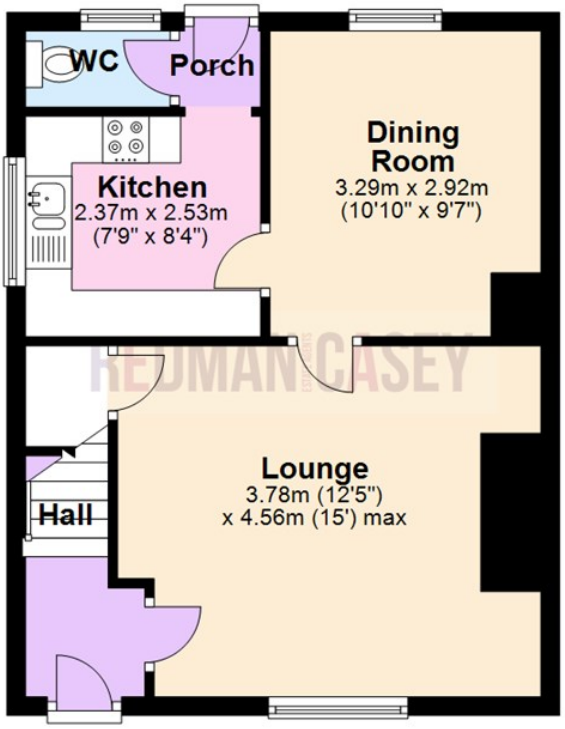
Outside Front
Enclosed laid to lawn with mature flower beds with shrubs and plants.

Outside Rear
Enclosed garden with patio seating area, lawn, mature flower beds, Garden shed.

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

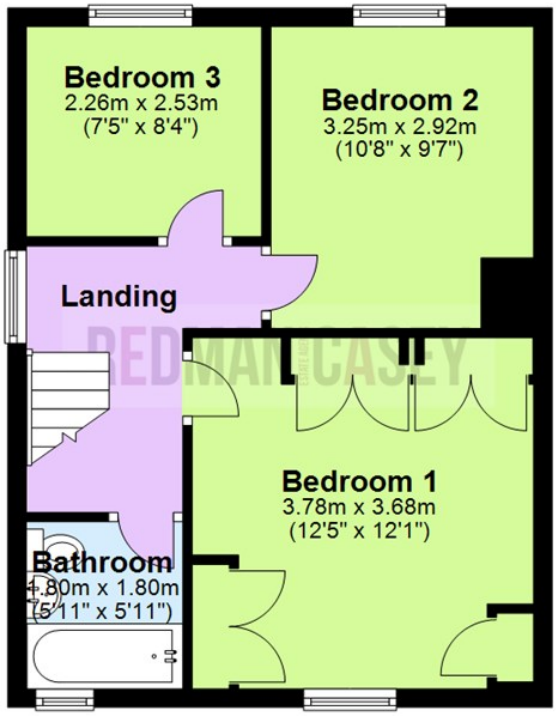
Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



First Floor

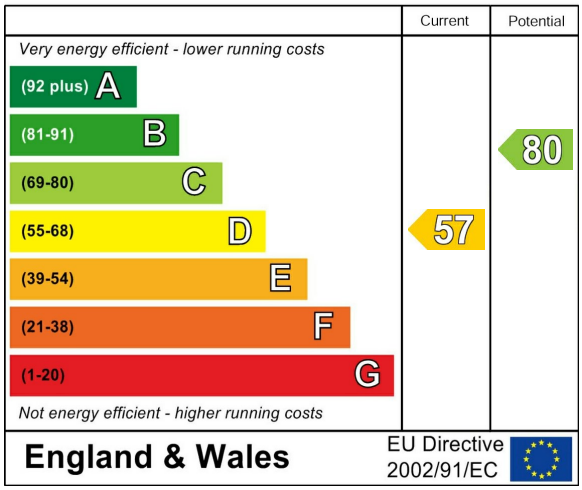
Approx. 39.2 sq. metres (421.5 sq. feet)



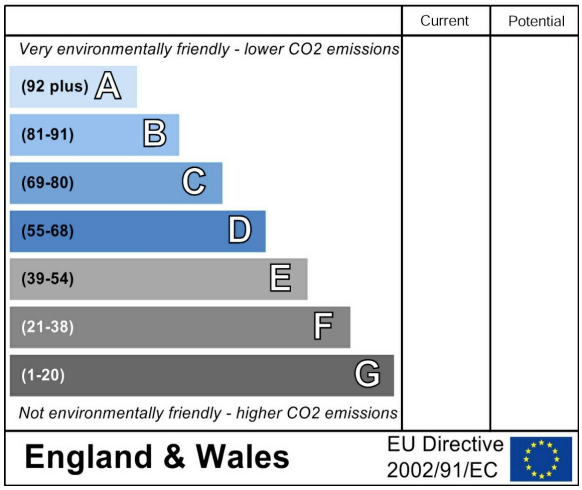
Total area: approx. 79.0 sq. metres (850.3 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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