REDMAN CASEY ESTATE AGENTS

30 Gresley Avenue, Horwich, Bolton, Lancashire, BL6 5TQ

£239,950

A detached family home offered with no onward chain comprising; hall, W.C., lounge, dining room, kitchen, utility, integral garage. On the upper level the landing provides access to three bedrooms, the main bedroom benefiting from having a three piece en-suite also an additional family bathroom. Externally to the front a garden with adjacent drive leading to attached single garage. To the rear there is a good sized garden and patio area. The property is offered with no onward chain with early viewing essential to fully appreciate.

- Detached
- No Chain
- Two Reception Areas
- Three Bedrooms
- Integral Garage & Drive
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Gresley Avenue, Horwich a regarded and sought after development situated within easy reach to the recently rebuilt Horwich leisure centre. The village centre of Horwich is to hand with an array of local amenities, shops, cafes and restaurants. Middlebrook retail park is to hand along with motorway access, train station and bus routes. There are also local schools within proximity. The versatile accommodation comprises; hall, W.C., lounge, dining room, kitchen, utility and integral garage. On the upper level three bedroom with a three piece en-suite and family bathroom. Externally to the front lawn and driveway and to the rear a good sized garden and patio. The property is offered with no onward chain with early viewing essential to fully appreciate.

Hall 10'4" x 6'4" (3.14m x 1.92m)
Door to hall, laminate flooring, stairs rise to upper level, doors lead to further accommodation, door to W.C., wall mounted radiator.

WC
Two piece suite comprising low level W.C., vanity wash basin, window to front aspect, complimentary splash back tiling.

Lounge 16'10" x 11'4" (5.13m x 3.46m)
Access from the hall to lounge with bay style window to front aspect, laminate flooring, power points, wall mounted radiator, feature fireplace, double doors lead to dining room.

Dining Room 9'4" x 8'8" (2.84m x 2.64m)
Access via lounge to dining room with continuation of laminate flooring, upvc & glass panelled French doors lead to rear garden. ample space for dining, door to kitchen.

Kitchen 9'4" x 9'0" (2.84m x 2.74m)
Access to kitchen via hall and dining room with a range of wall and base units with contrasting work surfaces and splash back tiling, inset single & quarter drainer sink with mixer tap, integrated dishwasher, integrated fridge & freezer, access to utility, window to rear, tiled style flooring.

Utility 6'4" x 8'6" (1.94m x 2.59m)
Access via kitchen to utility with fitted units, tiled flooring, power point, partial tiled elevations, door to rear, door to garage.

Garage
Access to garage via utility, up and over door to front aspect, well utilised for off road parking or useful storage.

Landing 9'4" x 6'5" (2.85m x 1.95m)
Stairs rise to upper level, window to side aspect, doors lead to further accommodation, storage cupboard

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Bedroom 1 14'3" x 10'6" (4.34m x 3.21m)
Good sized bedroom with bay style window to front aspect, power points, wall mounted radiator, laminate flooring, door to en-suite.

En-suite
Three piece with low level W.C., vanity wash basin with under storage, shower cubicle in recess, laminate floor, frosted window.

Bedroom 2 9'4" x 11'3" (2.84m x 3.43m)
Positioned to the rear aspect with window overlooking the rear garden, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 3 7'7" x 7'5" (2.32m x 2.27m)
Accessed off the landing with window to front aspect and power points.

Bathroom 5'9" x 7'1" (1.76m x 2.17m)
A three piece suite comprising panelled bath, low level W.C., vanity wash basin with under storage, frosted window, complimentary splash back tiling.

Outside
To the front elevation a lawn with an adjacent drive leading to garage with up and over door.

To the rear a lawned garden with stone flagged patio area, soil bedded sections with a variety of seasonal plants, shrubs and foliage.

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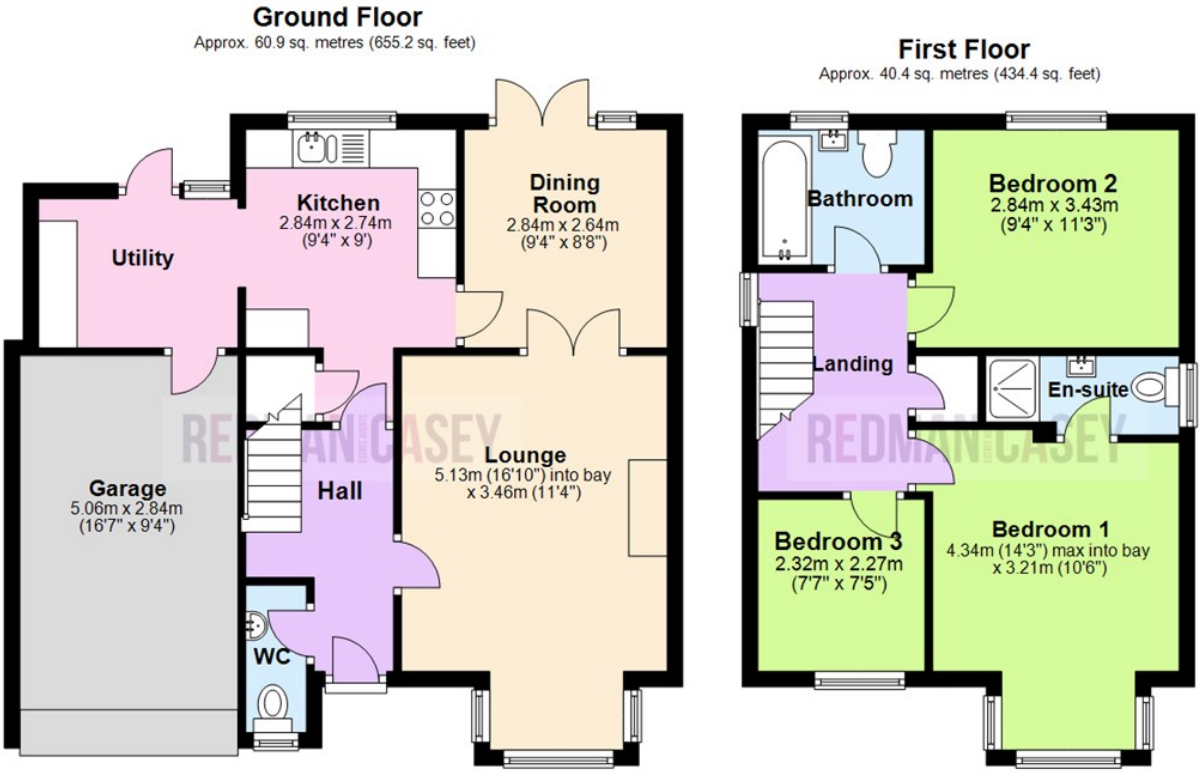
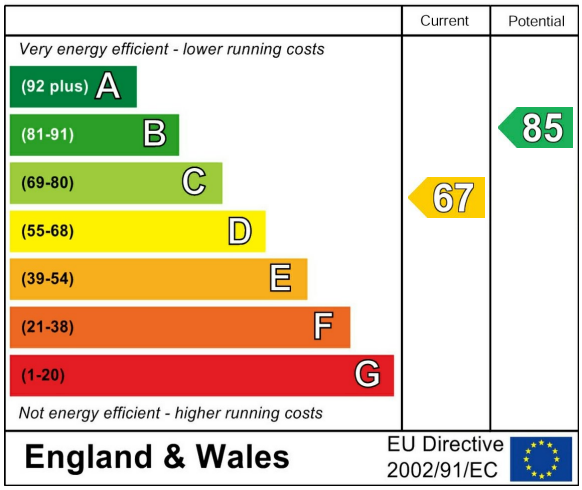


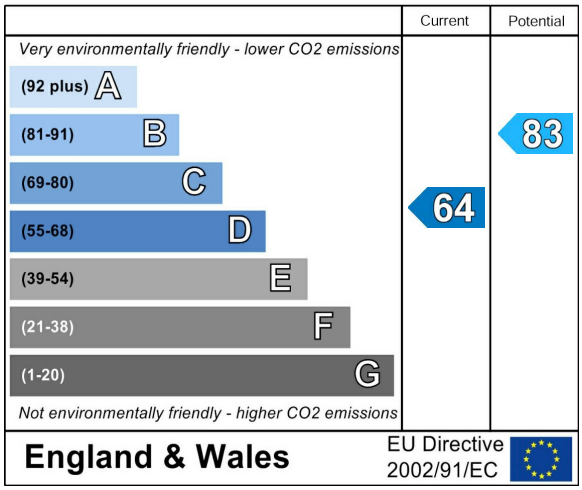
Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

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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