REDMAN CASEY ESTATE AGENTS

138 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QN

Offers Over £125,000

Situated within walking distance of Horwich Town Centre, amenities and schools is this spacious three bedroom mid terraced property. It boasts lounge, dining room open plan to kitchen, three bedrooms, two of which are double and a three piece family bathroom & offered with no onward chain. Ideal buy to let or first time purchase. Viewing essential

- 3 Bedrooms
- Lounge & Kitchen Diner
- Close To Amenities
- EPC Rating D
- No Chain
- Rear Garden/Patio
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A spacious terraced home on Chorley New road, Horwich, offered with no onward chain briefly comprising, lounge, ding room open plan to kitchen, three bedrooms and a three piece bathroom suite. Externally to the rear garden and patio. The property also benefits from gas central heating and double glazed windows and is located within walking distance to the village centre of Horwich
offering an eclectic mix of shops and local businesses, cafes, cocktail bar, pubs, restaurants. The property is also within close proximity to Middlebrook retail park and public commuting links such as bus routes, train station, and motor way access. Ideal buy to let or first purchase. Early viewing is essential to fully appreciate.

Lounge 13'5" x 14'2" (4.09m x 4.32m)
Double glazed window to front, coal effect gas fire set in ornate Adam style surround and marble effect inset and hearth, radiator, uPVC double glazed entrance door, door to:

Dining Room 14'7" x 14'2" (4.44m x 4.32m)
Built-in under-stairs storage cupboard, radiator, stairs to first floor landing, uPVC double glazed french doors to rear, open plan to:

Kitchen 9'2" x 4'10" (2.80m x 1.47m)
Fitted with a matching range of base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Landing
Door to:

Bedroom 1 11'7" x 10'10" (3.54m x 3.31m)
UPVC double glazed window to rear, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bedroom 2 13'4" x 7'5" (4.06m x 2.27m)
UPVC double glazed window to front, radiator, door to Storage cupboard, built-in over-stairs storage cupboard.

Bedroom 3 10'3" x 6'5" (3.12m x 1.96m)
UPVC double glazed window to front, radiator.

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

Outside
Low maintenance patio & gravel bedded area to the front

To the rear a soil bedded and stone flagged patio with traditional borders.

NOTES
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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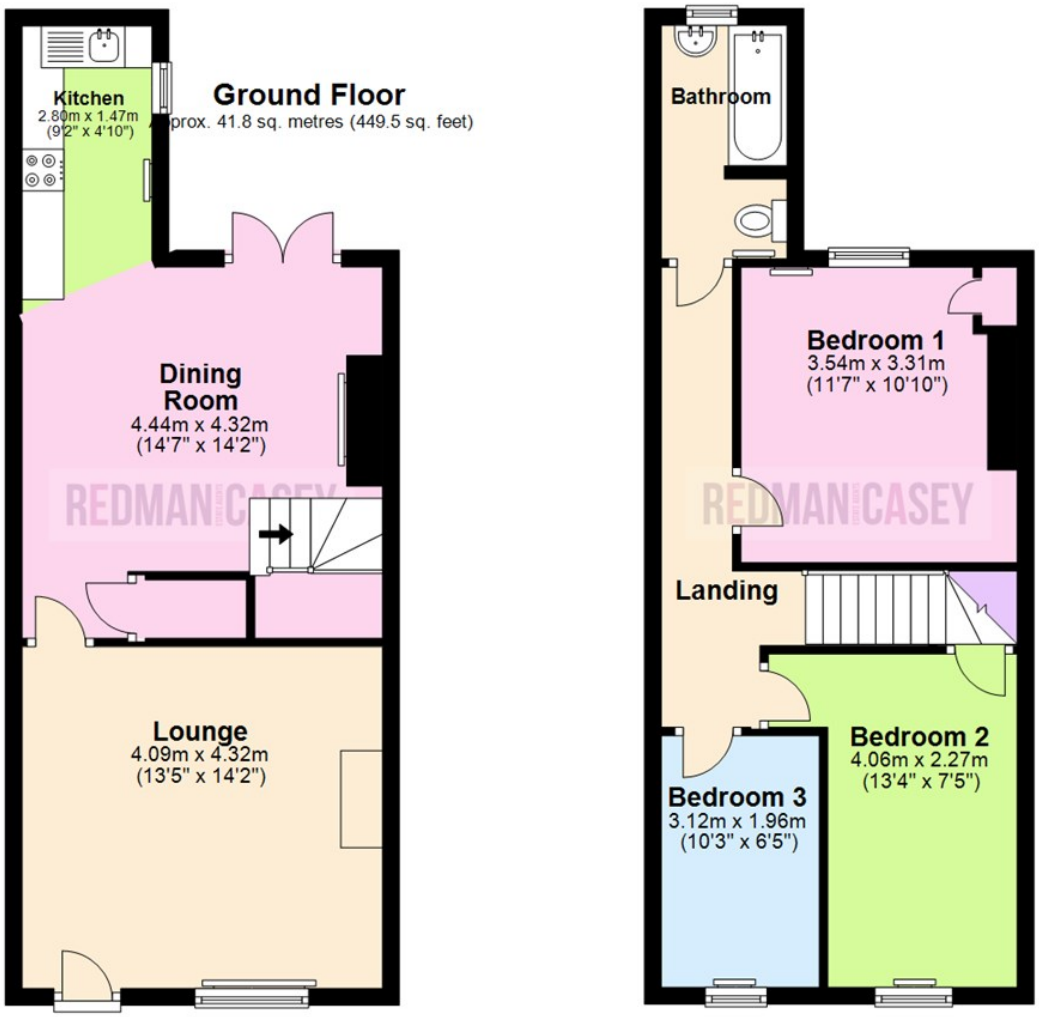
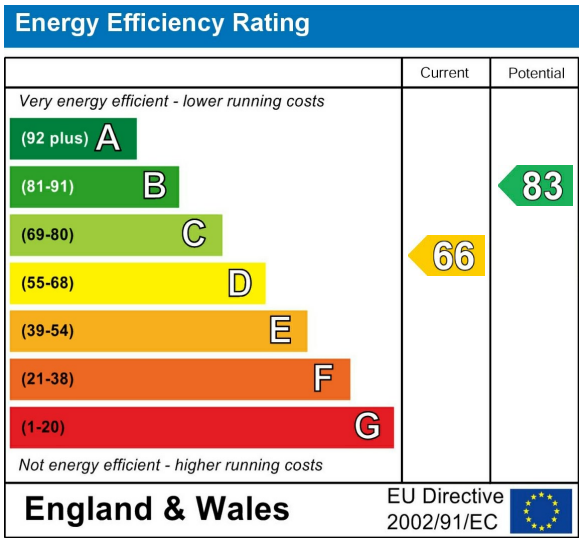
First Floor

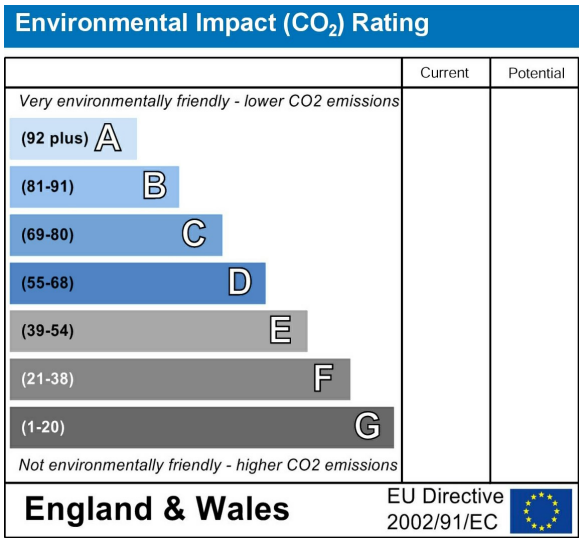
Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 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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