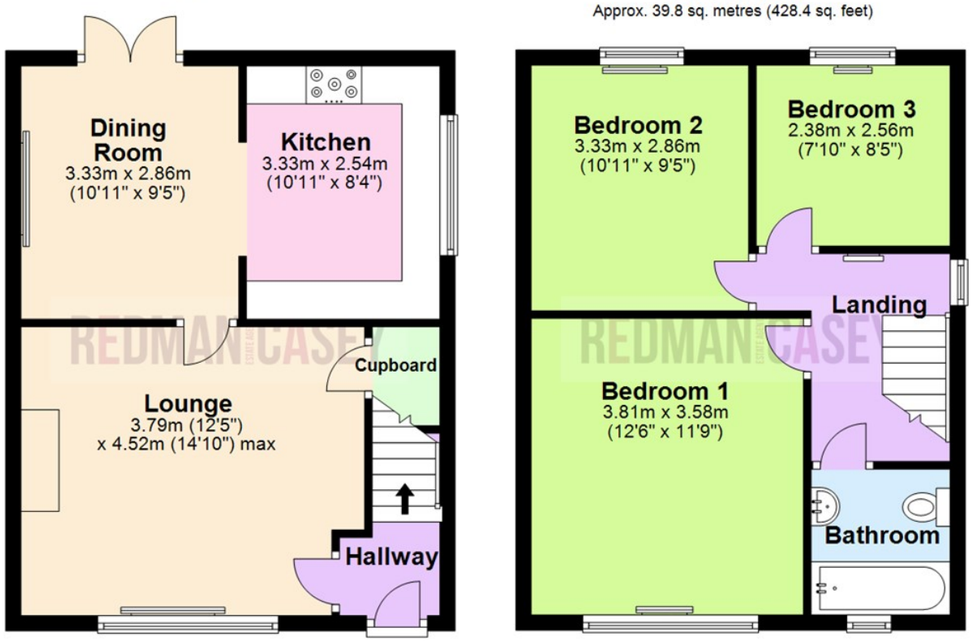
REDMAN CASEY ESTATE AGENTS

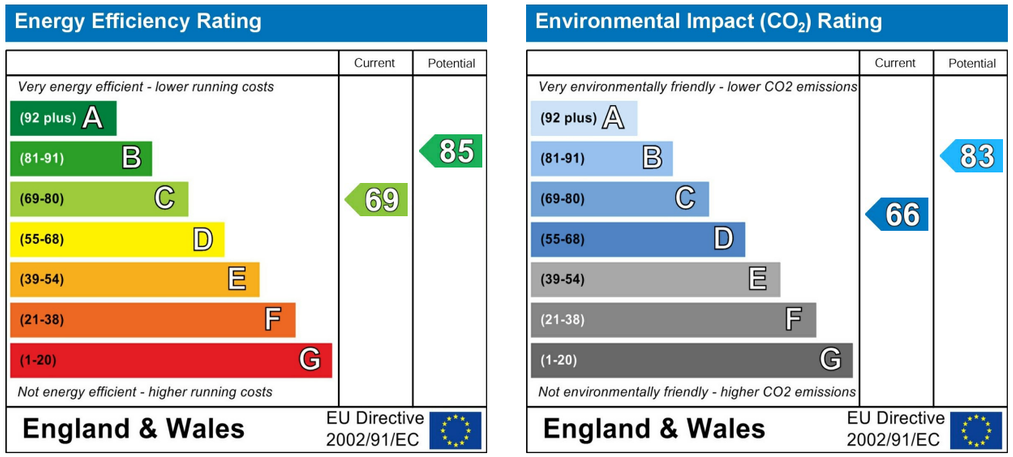
Ground Floor
Approx. 39.8 sq. metres (428.1 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 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.



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

44 Nuttall Avenue, Horwich, Bolton, Lancashire, BL6 5QZ

Superbly presented three bedroom semi detached property offering excellent family accommodation. Ideally located with access to local shops, schools and transport links. The property benefits from gas central heating, double glazing, two generous reception rooms fitted modern kitchen with built in appliances, three generous bedrooms and bathroom along with driveway parking and a generous low maintenance garden to the rear . Viewing is highly recommended.

Offers Over £160,000

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Situated to the the head of a cul de sac this three bedroom semi detached offers excellent family accommodation, well decorated and fitted throughout the property comprises :- Hallway. lounge, dining room open plan to modern fitted kitchen with built in and integrated appliances. To the first floor there are three generous bedrooms and a bathroom fitted with a modern white three piece suite. Outside there is of road parking to the front and a large rear garden with extensive patio and artificial lawn. Ideally located for access to local amenities, shops, schools and transport links make this a property not to be missed.

Hallway
Carpeted stairs with built in LED Lights to first floor landing, double glazed entrance door, door to:

Lounge
12'5" x 14'10" (3.79m x 4.52m)
UPVC double glazed window to front, Remote control living flame effect electric fire with timber surround and hearth inset spot lights in mantle, double radiator, coving to ceiling, door to:

Dining Room
10'11" x 9'5" (3.33m x 2.86m)
Double radiator, laminate flooring, uPVC double glazed french doors to garden, open plan to:

Kitchen
10'11" x 8'4" (3.33m x 2.54m)
Fitted with a matching range of modern contrasting base and eye level units with underlighting, drawers, cornice trims and black granite worktop space, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, twin built-in electric fan assisted ovens, five ring gas hob with extractor hood over, built in wine cooler, built in microwave, uPVC double glazed window to side, ceramic tiled flooring, Ceiling with recessed low-voltage LED spotlights.

Cupboard
Built-in under-stairs storage cupboard.

Landing
UPVC double glazed window to side, radiator, access to boarded loft with pull down ladder, door to:

Bedroom 1
12'6" x 11'9" (3.81m x 3.58m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards with concealed lighting t the bed head, fitted matching drawers, double radiator. built in matching cupboard housing combi boiler.

Bedroom 2
10'11" x 9'5" (3.33m x 2.86m)
UPVC double glazed window to rear, fitted bedroom suite with a

range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and shelving, further fitted double wardrobe(s) with hanging rails and shelving, fitted matching cupboards, drawers and desk unit under, double radiator.

Bedroom 3
7'10" x 8'5" (2.38m x 2.56m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to front.

Outside
Front garden, enclosed by timber fencing to front and sides with gravelled area, driveway to the front with car parking space.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, side gated access, outside cold water tap, security lighting with lawned area and mature flower and shrub borders.