REDMAN CASEY ESTATE AGENTS

44 Green Lane, Horwich, Bolton, Greater Manchester, BL6 7LZ

Offers In The Region Of £165,000

Ideally located for access to local schools, shops and Rivington moorland this three bedroom mid town house offers excellent accommodation with large lounge and fitted dining kitchen three bedrooms and bathroom fitted with a modern three piece suite. Gardens to front and rear, viewing is highly recommended to appreciate all that is on offer.

- Spacious Lounge
- Three Bedrooms
- Gardens Front & Rear
- Council Tax Band A
- Fitted Dining Kitchen
- Modern Fitted Bathroom
- EPC Rating TBC
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented three bedroom mid town house ideally located for access to sought after local schools, local amenities and Rivington moorland. The property was purchased and renovated throughout by the current occupiers to provide a great family home. Comprising :- Porch, lounge, fitted dining kitchen. To the first floor there are three bedrooms and a modern bathroom fitted with a three piece white suite. Outside there are gardens to the front and rear and the property benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed leaded window to front, stairs to first floor landing, uPVC double glazed entrance door, open plan, door to:

Lounge 16'0" x 11'0" (4.87m x 3.36m)
UPVC double glazed leaded window to front, fireplace with timber surround and tiled inset and hearth, solid fuel burner stove with glass door in chimney, radiator, wooden flooring, coving to ceiling, uPVC double glazed french doors to garden, door to:

Kitchen/Diner 16'0" x 11'8" (4.87m x 3.56m)
Fitted with a matching range of modern grey base and eye level units with oak worktop space, china 'Belfast' sink unit with swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and range with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, radiator, ceramic tiled flooring, open plan to under stairs cupboard.

Landing
UPVC double glazed leaded window to front, door to:

Bedroom 1 16'0" x 8'7" (4.87m x 2.61m)
UPVC double glazed window to rear, uPVC double glazed window to front, built-in triple wardrobe(s) with hanging rails and shelving, radiator, sliding door, door to:

Bedroom 2 9'5" x 8'0" (2.87m x 2.44m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'3" x 11'1" (1.90m x 3.37m)
UPVC double glazed leaded window to front, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

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Front garden, paved pathway leading to front entrance door with lawned area and shrub borders, enclosed by mature hedge to front and sides.
Rear garden, enclosed by timber fencing and mature hedge rear and sides, paved patio, paved pathway with grassed area, timber garden shed.

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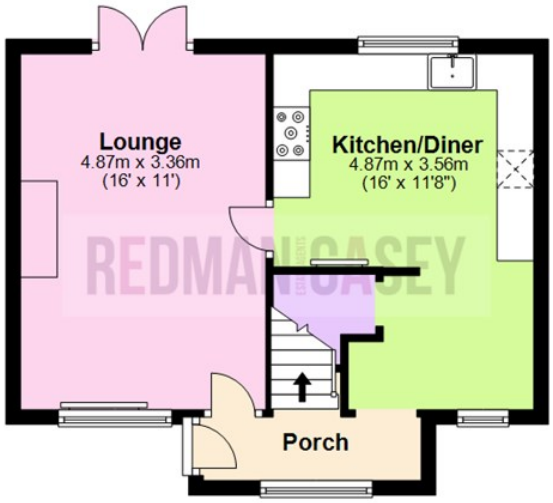
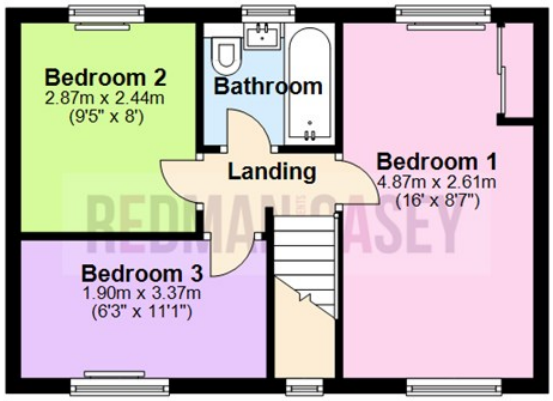
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



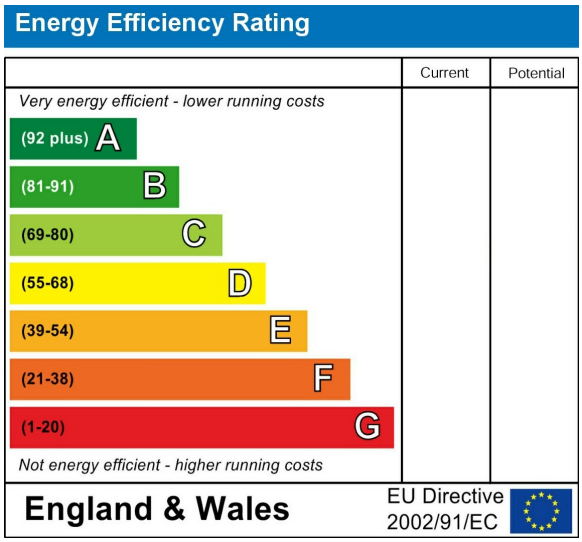
First Floor

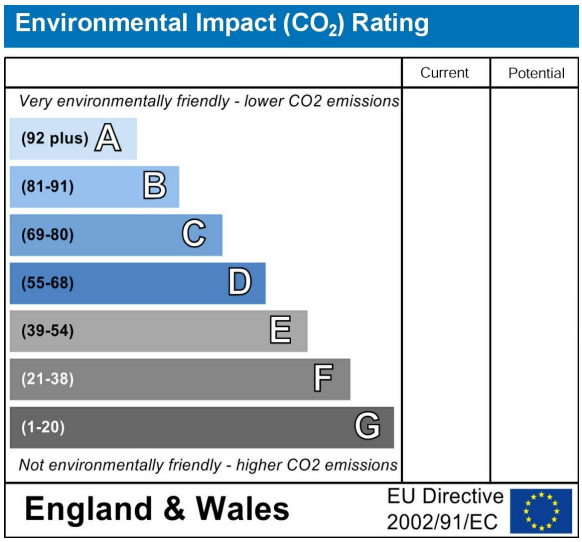
Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 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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