REDMAN CASEY ESTATE AGENTS

20 Fairways, Horwich, Bolton, Lancashire, BL6 5QA

Offers In The Region Of £195,000

Beautifully presented three bedroom semi detached property situated in a very popular location. Close to local schools, shops and all amenities, This property offers spacious modern living in a great location. Benefiting from gardens front and rear, off road parking, garage, gas central heating and double glazing. Viewing is highly recommended.

- Three Bedroom
- Garage and Off Road Parking
- Gas Central Heating
- Extended to Rear
- Garden and Patio To Rear
- Double Glazing

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented three bedroom extended semi detached property with off road parking and garage. This beautifully presented property comprises:- Entrance hall, through lounge diner, kitchen and breakfast area. To the first floor there are three bedrooms two of which are doubles. The outside space has a mature garden to the front and a fully enclosed garden to the rear which has a large patioed sun terrace and a lawned area. The property is situated in a popular residential location close to all local amenities and local schools, also benefits from gas central heating and double glazing.
Viewing is highly recommended.

Entrance Hall
UPVC double glazed window to front, double radiator, stairs, door to:

Lounge/Dining Room
UPVC double glazed window to rear, bow window to front, coal effect gas open fire fireplace set in brick built surround, two double radiators.

Kitchen/Breakfast Room 9'7" x 17'0" (2.91m x 5.18m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with mixer tap, extractor fan, built-in dishwasher, automatic washing machine and tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob, two uPVC double glazed windows to rear, two double radiators, uPVC double glazed frosted entrance door to rear, door to:

Landing
UPVC double glazed window to side, door to:

Bedroom 1 12'10" x 11'1" (3.92m x 3.37m)
UPVC double glazed window to front, threeStorage cupboard, double radiator, three double doors, door to:

Bedroom 2 10'1" x 11'1" (3.08m x 3.37m)
UPVC double glazed window to rear, radiator, door to storage cupboard

Bedroom 3 6'6" x 5'5" (1.97m x 1.66m)
UPVC double window to front, radiator, door to Storage cupboard.

Bathroom 5'10" x 5'5" (1.77m x 1.66m)
Fitted with three piece suite comprising deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail.

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Garage
Up and over door.

Outside Front
Garden area laid mainly to lawn and mature flowerbeds. Driveway leading to garage.

Outside Rear
Enclosed rear garden with large patio area laid to paving with lawn and flower beds.. Rear garden shed and secure gate leading to front of the property.

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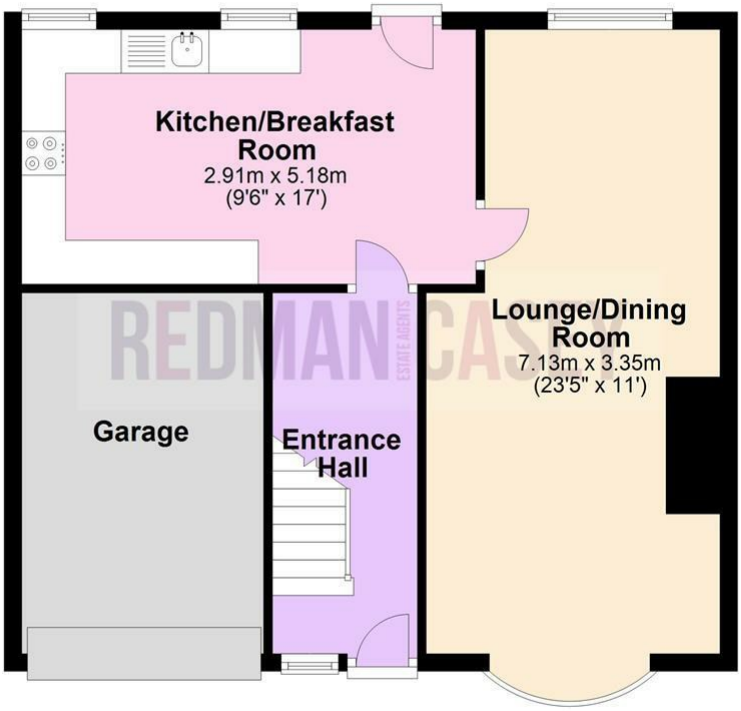
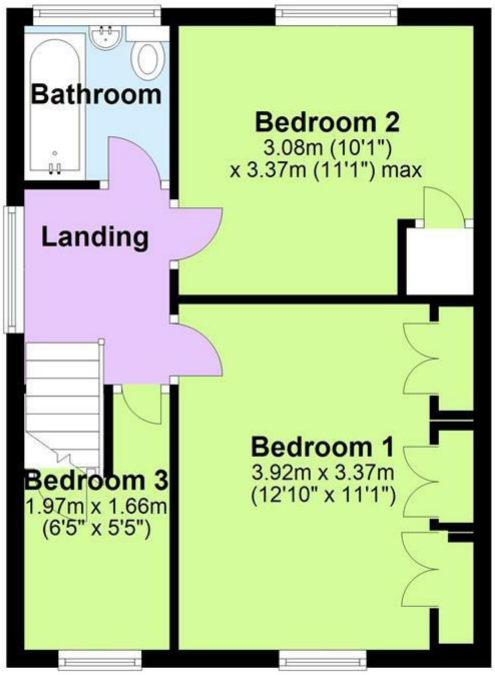
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



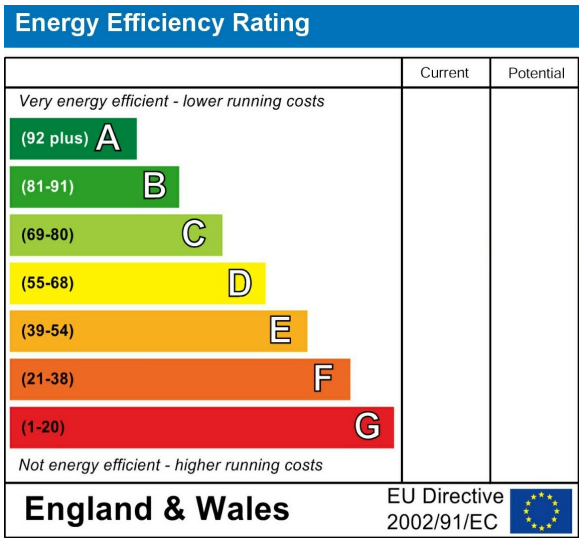
First Floor

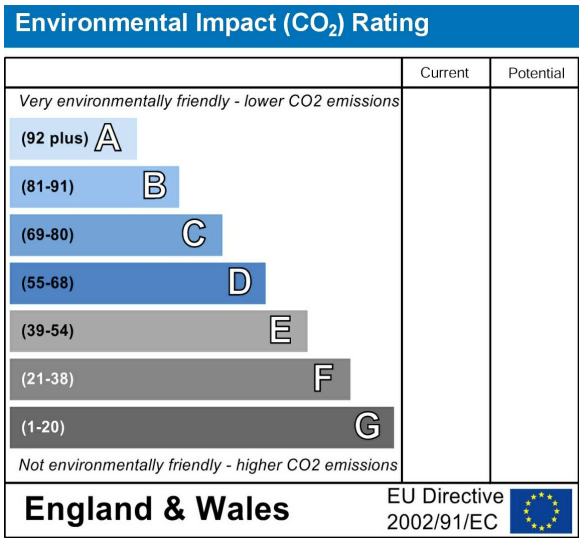
Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 82.0 sq. metres (882.5 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.





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