REDMAN CASEY ESTATE AGENTS

1 Slater Avenue, Horwich, Bolton, BL6 7BJ

Offers Around £255,000

Three bedroom semi detached property located in a very quiet cul-de-sac in a popular area, close to local schools, shops and all local amenities. This three bedroom home benefits from double glazing, gas central heating, gardens to front side and rear plus off road parking, Sold with vacant possession and no onward chain viewing advised to appreciate the location and what the property has to offer.

- Semi Detached
- Gas Central Heating
- Fully Double Glazing
- No Chain
- EP C Rating
- Three Bedooms
- Off Road Parking
- Vacant Possession
- Council tax Band C

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

Three bedroom semi detached property located in a quiet cul-de-sac in a very popular residential location. Close to local primary and secondary schools, shops, local amenities and Rivington Country Park. Benefitting from gas central heating, double glazing, off road parking and gardens to front, rear and side. The property comprises:- Entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms two of which are double and family bathroom. Sold with vacant possession and no onward chain viewing is essential to appreciate the potential, location and all that is on offer.

Entrance Hall
Two uPVC obscure double glazed windows to front, uPVC obscure double glazed window to side, double radiator, stairs, door to Storage cupboard, uPVC double glazed window to side, door to:

Lounge 11'10" x 10'5" (3.60m x 3.18m)
UPVC double glazed bow window to front, log effect gas fire set in stone built surround.

Dining Room 12'2" x 10'5" (3.70m x 3.18m)
UPVC double glazed window to rear, coal effect gas fire set in feature wooden surround, double radiator.

Kitchen 8'0" x 5'11" (2.44m x 1.81m)
Fitted with a range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, electric fan assisted cooker, uPVC double glazed window to side, uPVC double glazed obscure entrance door to rear, door to:

Landing
UPVC obscure double glazed window to side, door to:

Bedroom 1 11'3" x 10'6" (3.44m x 3.20m)
UPVC double glazed bay window to front, fitted wardrobe(s) with sliding door, hanging rail, shelving and overhead storage, Storage cupboard, double radiator, two sliding doors, door to:

Bedroom 2 12'2" x 10'4" (3.71m x 3.15m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 7'3" x 7'0" (2.22m x 2.13m)
UPVC double glazed window to front, radiator.

Bathroom
Two piece suite comprising wash hand basin and double shower enclosure with folding glass screen, tiled surround, uPVC frosted double glazed window to side, heated towel rail, door to Storage cupboard, door to:

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Toilet
UPVC frosted double glazed window to side.

Outside
Gardens to front side and rear, laid to lawn with mature planting of shrubs and decorative planting, off road parking and patio seating area.

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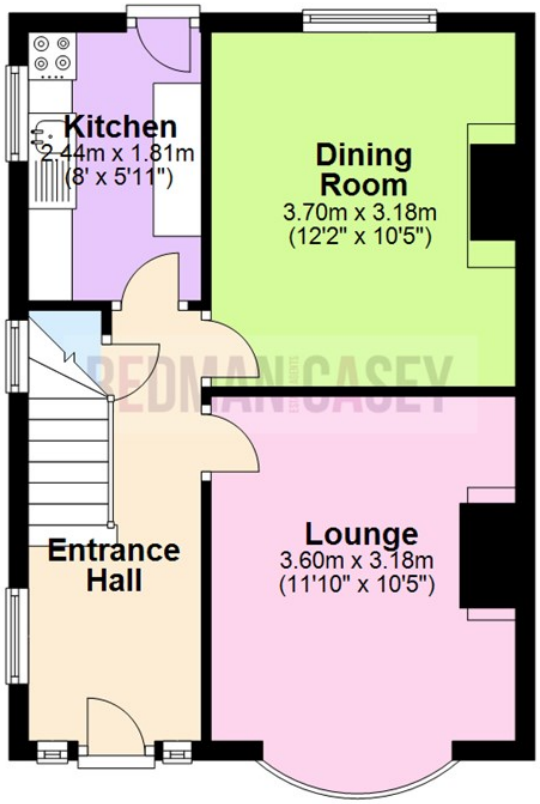
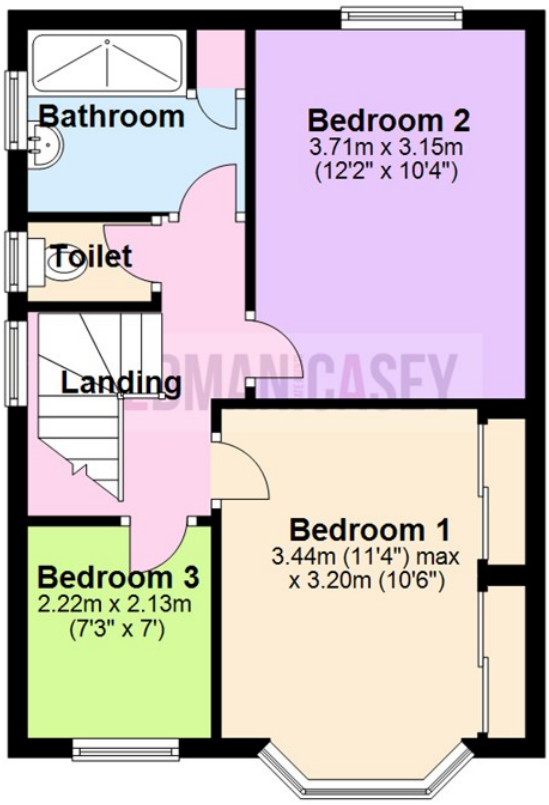
Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



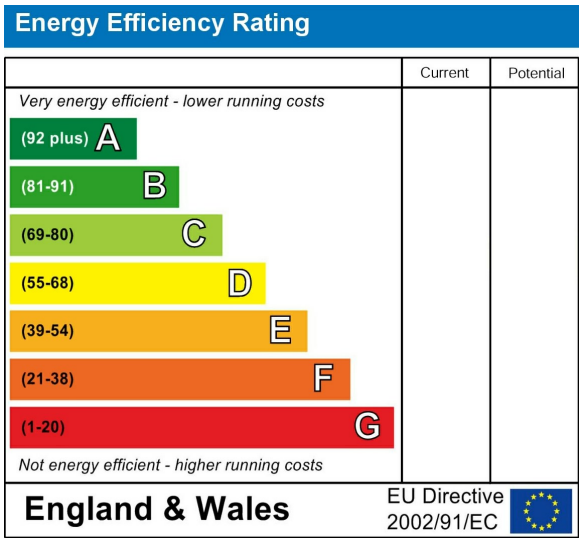
First Floor

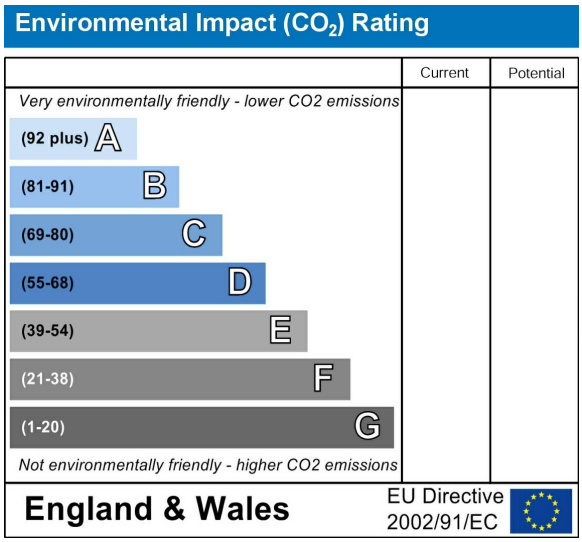
Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 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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