REDMAN CASEY ESTATE AGENTS

9 Langstone Close, Horwich, Bolton, Lancashire, BL6 5SZ

£240,000

An immaculate three bed detached home in a tucked away cul-de-sac position in Horwich within walking distance to supermarkets and shops comprising, porch, hall, W.C., lounge/diner, conservatory. On the upper level three bedrooms with en-suite shower room and three piece additional bathroom suite. Externally to the front garage and drive and to the rear a landscaped garden and decked area that is not over looked from the rear, gas centrally heated, double glazed windows, viewing essential.

- Three Bedrooms
- Rear Garden Not Directly Overlooked
- Superb Decorative Order
- Garage & Drive
- En-Suite
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on Langstone Close Horwich this detached residence in a tucked away position set within walking distance to supermarkets and the village centre of Horwich bustling with amenities like cafes, restaurants, local shops and businesses. Further is the infamous Middlebrook retail and easy acees to local train station and motorway networks. Horwich leisure centre is to hand along with regarded schooling. The property is offered in superb condition comprising, porch, hall, W.C., fitted kitchen, lounge/diner and conservatory. On the upper level there are three bedrooms with the main bedroom benefiting from fitted wardrobes and a three piece en-suite. Externally to the front garage and drive and to the rear a lovely landscaped garden with decking and is not directly over looked for the rear. Early viewing is highly recommended.

Porch
Entrance porch with door leading to hall.

WC
Two piece suite accessed off the hall with low level W.C., vanity wash basin, double glazed frosted window to the front,.

Hall
Hall provides access to the kitchen, lounge diner, W.C. with stairs rise to upper level, wall mounted radiator, laminate flooring.

Kitchen 10'8" x 8'8" (3.26m x 2.63m)
Modern styled fitted kitchen with a range of wall and base units with contrasting work surfaces and matching splash backs, tiled floor, power points, inset sink with mixer tap, plumbed for washing facilities, integrated oven/grill with hob over and extractor. Double glazed window to front elevation.

Lounge/Diner 13'8" x 16'1" (4.16m x 4.91m)
Access from the hall to the multi functional lounge diner, with power points, wall mounted radiator, door to storage, feature fireplace, double glazed window to rear, sliding glass panelled door to conservatory.

Conservatory
Glass, upvc, brick constructed with French style doors lead to rear garden, wall mounted radiator.

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

Bedroom 1 11'6" x 9'4" (3.50m x 2.85m)
Accessed off the landing to the main bedroom with fitted sliding mirrored wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

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En-suite
Modern three piece suite accessed off bedroom one with shower, low level W.C., vanity wash basin, tiled elevations.

Bedroom 2 13'0" x 9'8" (3.96m x 2.94m)
Accessed off the landing with fitted units providing storage, double glazed window, power points, wall mounted radiator.

Bedroom 3 10'11" x 6'7" (3.32m x 2.01m)
Access to bedroom three with double glazed window, power points, wall mounted radiator.

Bathroom
Access off the landing to the bathroom with panelled whirlpool Jacuzzi bath, low level W.C, vanity wash basin with under storage, tiled floor, tiled elevations, double glazed frosted window, cupboard housing central heating boiler, wall mounted radiator.

Outside
To the front aspect well maintained block paved driveway leading to attached single garage with electronically operated up and over door.

To the rear a lovely landscaped garden with lawn, stone flagged patio area, soil bedded area with seasonal foliage and decked area with surrounding borders. The rear garden also benefits from not being directly overlooked for the rear.

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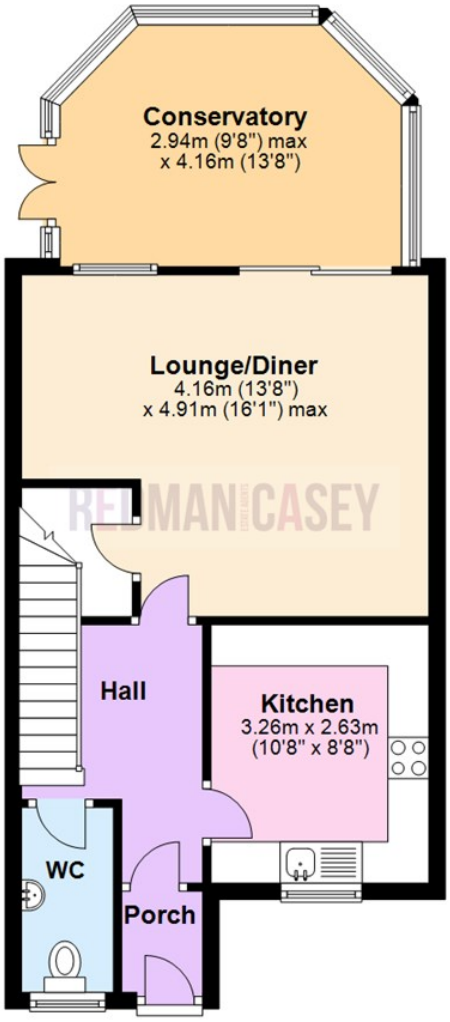
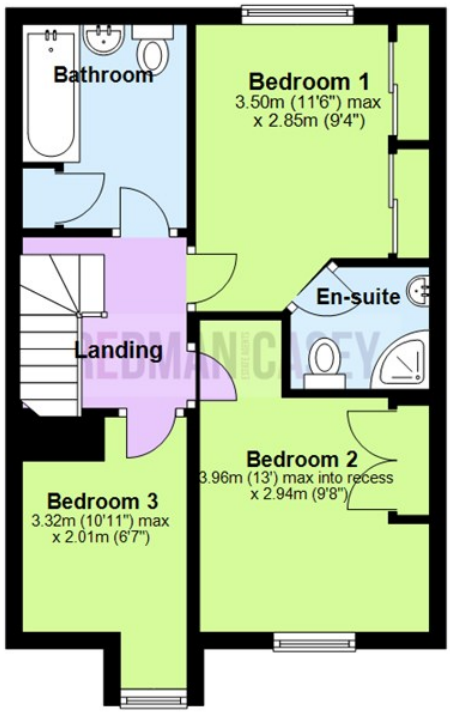
Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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