REDMAN CASEY ESTATE AGENTS

11 Beaumont Road, Horwich, Bolton, BL6 7BG

Offers Around £230,000

Extended three bedroom semi detached property in a very popular location. Situated close to local shops, primary and secondary schools and all local amenities. This fully modernised extended semi is in superb condition and benefits from off road parking, double glazing, gas central heating gardens rear with no onward chain and vacant possession. Viewing highly recommended to appreciate the condition and space this property has. to offer.

- Three Bedroom
- Extended To Rear
- Fully Modernised
- Council Tax Band C
- Vacant Possession
- Semi Detached
- Garden To Rear
- Off Road Parking
- EPC Rating C
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended three bedroom semi detached property situated in a very popular residential location, very close to local shops, local amenities and primary and secondary schools. The property has recently been modernised to a high standard and comprises;- Entrance porch, open plan lounge, kitchen extension. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, gardens to rear, off road parking and is sold with no onward chain and vacant possession.
Viewing is highly recommended to appreciate the condition, location and all this property has to offer.

Porch
Two uPVC double glazed windows to front, two uPVC double glazed windows to side, door to:

Hallway
Radiator, stairs, :

Lounge/Dining Room 20'5" x 13'1" (6.23m x 3.99m)
Box window to front, two double radiators, open plan to Kitchen Area, :

Utility Area 9'0" x 2'9" (2.74m x 0.85m)
Matching base and eye level units, plumbing for automatic washing machine, vent for tumble dryer, uPVC frosted double glazed window to side.

Kitchen Area 6'10" x 16'2" (2.09m x 4.94m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl polycarbonate sink with mixer tap and acrylic tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed double door to rear.

Bedroom 1 10'6" x 10'1" (3.20m x 3.08m)
UPVC double glazed box window to front, radiator, :

Bedroom 2 10'8" x 9'4" (3.25m x 2.84m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'10" x 6'3" (2.09m x 1.91m)
UPVC double glazed window to front.

Bathroom
Three piece suite comprising vanity wash hand basin in vanity unit with mixer tap, double shower enclosure with matching shower base and glass screen and close coupled WC, uPVC frosted double glazed window to side.

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Landing
UPVC frosted double glazed window to side,:

Outside Front
Block paved driveway leading to front and side entrance.

Outside Rear
Enclosed rear garden with decked patio seating area garden shed and paved pathways.

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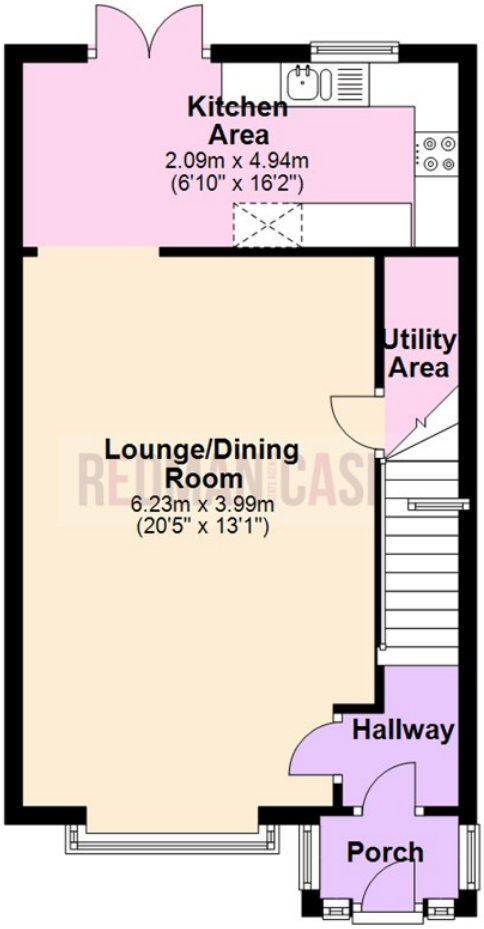
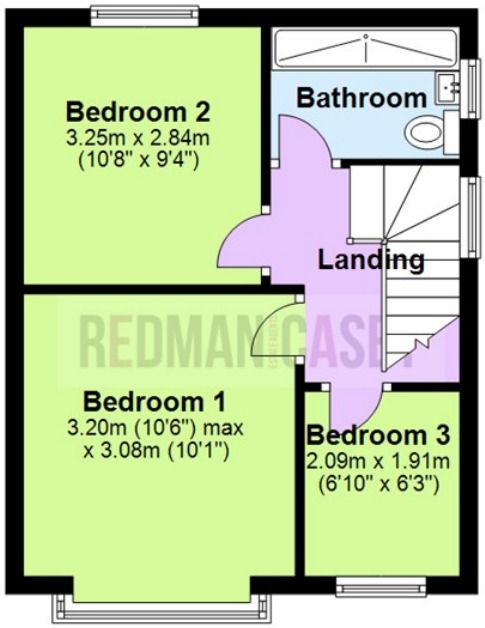
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



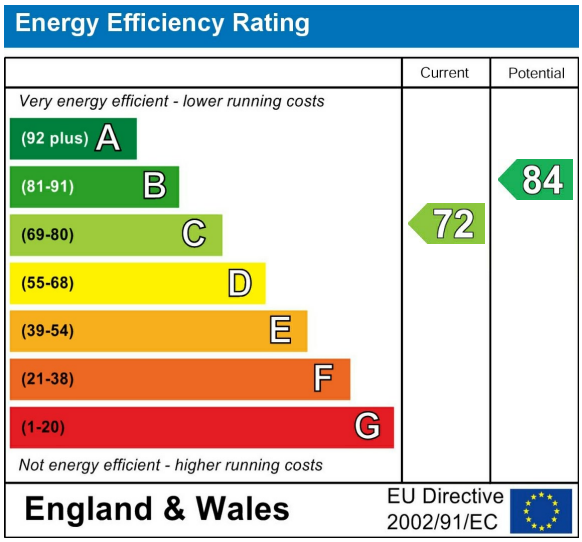
First Floor

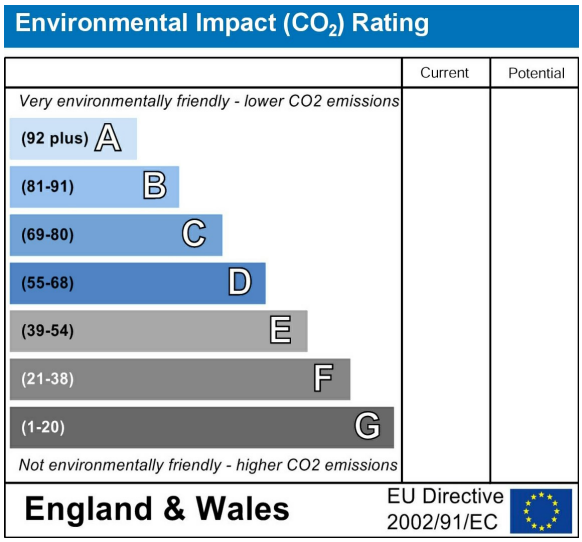
Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 76.7 sq. metres (825.1 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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