REDMAN CASEY ESTATE AGENTS

8 Leicester Avenue, Horwich, Bolton, Lancashire, BL6 5QY

Price Guide £160,000

Mid terraced three bedroom home, this well presented property is situated in a very popular residential location, close to local shops, schools and all local amenities. Benefitting from gas central heating, double glazing and spacious flexible accommodation. Viewing is highly recommended to appreciate everything that is on offer and to avoid disappointment.

- Three Bedroom
- Gas Central Heating
- Two Reception Rooms
- Excellent Condition
- Double Glazed
- Viewing Recommended

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Mid terraced three bedroom property, this well presented property is situated in a popular residential location, close to local schools, shops, and all local amenities including easy access to rail and road links. The property comprises:- Entrance hall, lounge, dining room, kitchen, to the first floor there are three bedrooms and a family bathroom. Outside there is a small enclosed garden area to the front and a rear enclosed yard. Benefiting from gas central heating and double glazing, viewing of this spacious property is highly recommended to appreciate all that is on offer.

Entrance Vestibule
Door to:

Entrance Hall
Two double radiators, radiator, stairs, door to:

Lounge 12'4" x 10'5" (3.77m x 3.18m)
UPVC double glazed box window to front, gas fire set in wooden Adam style surround, double radiator.

Dining Room 14'2" x 11'0" (4.32m x 3.36m)
Fireplace, radiator, uPVC double glazed double door to rear, door to:

Kitchen 11'2" x 7'6" (3.40m x 2.28m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed opaque door to side.

Bedroom 3 6'7" x 5'8" (2.00m x 1.73m)
UPVC double glazed window to front, radiator, door to:

Landing 17'5" x 5'8" (5.30m x 1.73m)
Door to:

Bedroom 2 13'1" x 8'1" (3.98m x 2.47m)
Window to front.

Bedroom 2 14'3" x 8'9" (4.34m x 2.67m)
UPVC double glazed window to rear, radiator.

Bathroom
With tiled shower enclosure with above and glass screen, window to rear, heated towel rail, door to Storage cupboard.

Storage cupboard.

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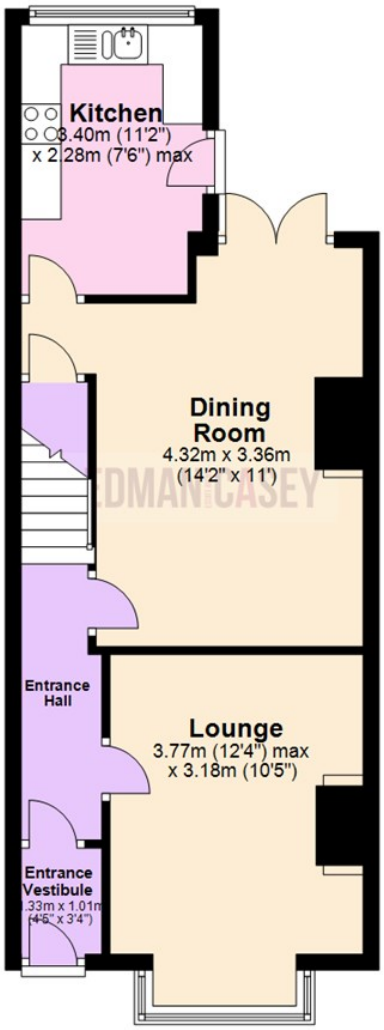
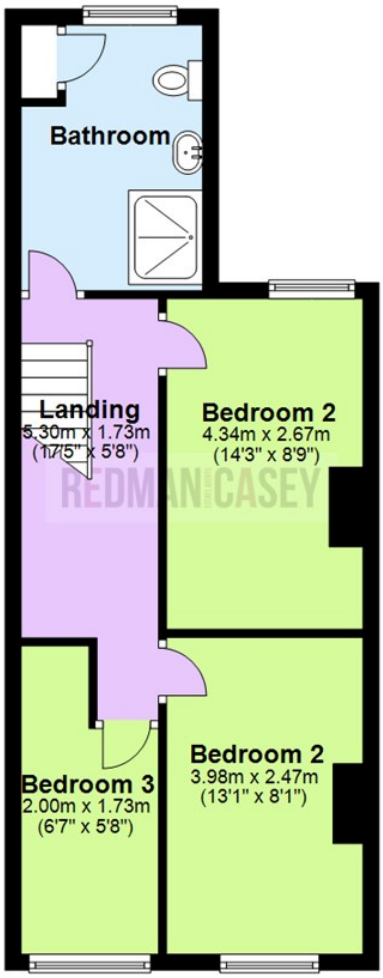
Ground Floor
Approx. 45.1 sq. metres (485.7 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 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.

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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