REDMAN CASEY ESTATE AGENTS

27 Douglas Avenue, Horwich, Bolton, Lancashire, BL6 7EE

Offers In The Region Of £220,000

Well presented and deceptively spacious semi detached, situated in this quiet cul de sac offering excellent accommodation for a family. The property benefits from gas central heating and double glazing and has a south facing rear garden with a large wrap around conservatory. Viewing is essential to appreciate the space on offer with fitted kitchen. lounge diner, conservatory, three bedrooms and bathroom with four piece suite.

- 3 Bedroom Semi Detached
- Fitted Kitchen
- South Facing Gardens
- EPC Rating D
- Lounge Diner
- Wrap Around Conservatory
- Viewing Highly Recommended

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

Situated within a small cul de sac this three bedroom semi detached offers excellent accommodation and is ideally located for access to local amenities shops and schools. The property has been extended with a large wrap around conservatory offering extra living and dining space. The property comprises :- Entrance hall, fitted kitchen with built in and integrated appliances, lounge diner, L-shaped wrap around conservatory. To the first floor there are three bedrooms two with fitted wardrobes and family bathroom fitted with a four piece white suite. Outside there is a front garden with mature shrub borders and block paved driveway with parking for 1 car. to the rear there is a south facing garden with lawned area and paved patio. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor, uPVC double glazed entrance door, archway kitchen to:

Kitchen 7'4" x 12'1" (2.23m x 3.68m)
Fitted with a matching range of modern wood effect base and eye level units with underlighting, drawers and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, space for tumble dryer, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to front, uPVC double glazed side door to garden, door to:

Lounge/Diner 15'0" x 18'4" (4.57m x 5.59m)
UPVC double glazed window to rear, coal effect gas fire with ornate timber surround and marble effect inset and hearth, two double radiators, exposed wooden flooring, coving to ceiling, patio door, double door to:

Conservatory 23'4" x 18'1" (7.11m x 5.52m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to rear, three windows to side, window to front, two double radiators, laminate flooring, uPVC double glazed french doors to garden.

Landing
Door to:

Bedroom 1 13'8" x 9'3" (4.17m x 2.82m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator, decorative coving to ceiling.

Bedroom 2 8'10" x 9'3" (2.69m x 2.82m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 3 10'9" x 8'11" (3.28m x 2.73m)
Window to front, fitted bedroom suite comprising fitted double wardrobe with hanging rails, shelving, overhead storage and cupboard, fitted matching dressing table, shelving, radiator.

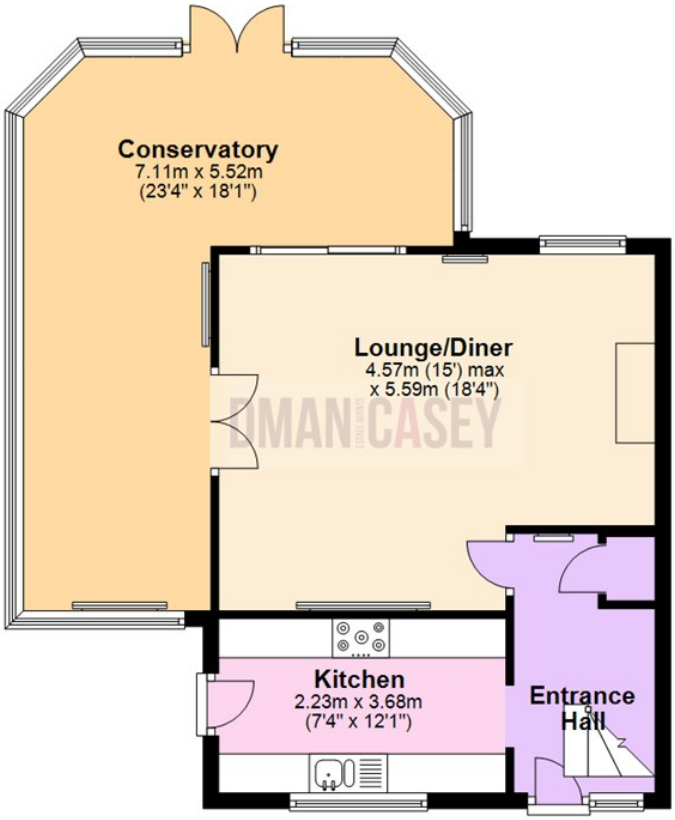
Bathroom
Fitted with four modern white suite comprising deep panelled jacuzzi bath with shower over and mixer tap, wall mounted wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, built-in storage with shelving, tiled flooring, open plan.

Outside
Front garden with mature ornamental flower and shrub borders, block paved driveway front and side with car parking space for car, steps leading to front and side entrance doors.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, paved sun patio, paved pathway, two timber garden sheds one with power connected, rear gated access. water tap and power socket.

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

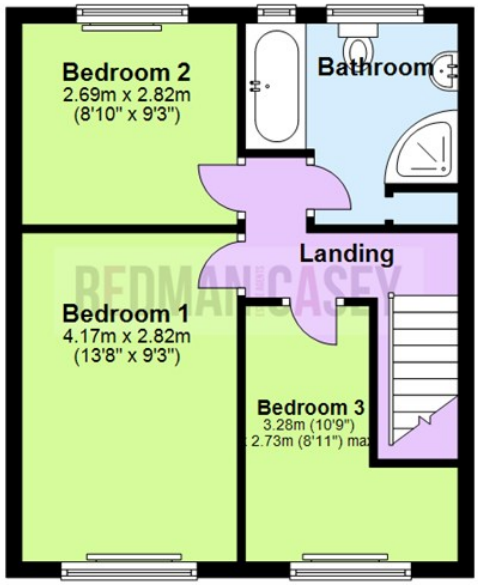
Ground Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



Total area: approx. 102.6 sq. metres (1104.3 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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	

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