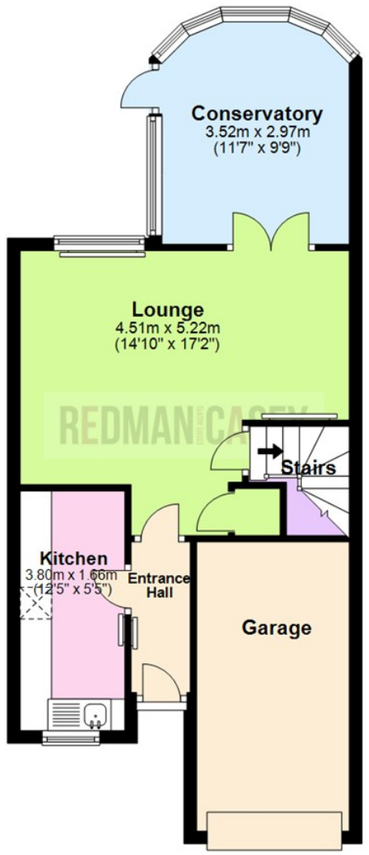
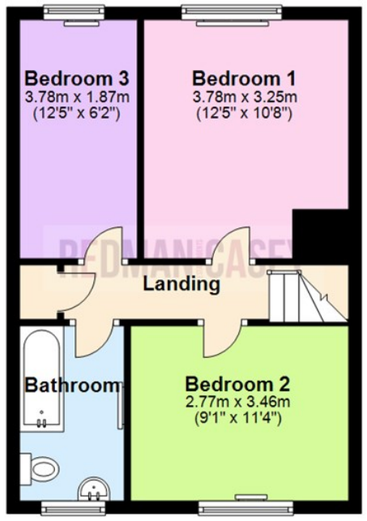
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

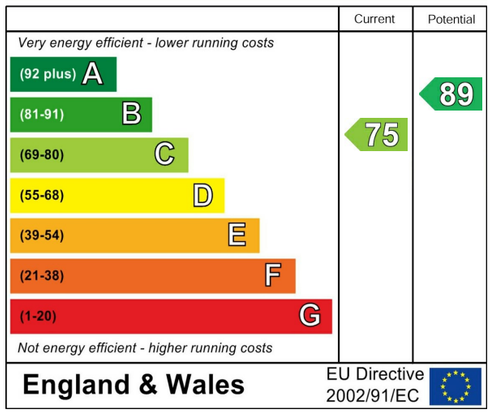
Approx. 39.8 sq. metres (428.2 sq. feet)



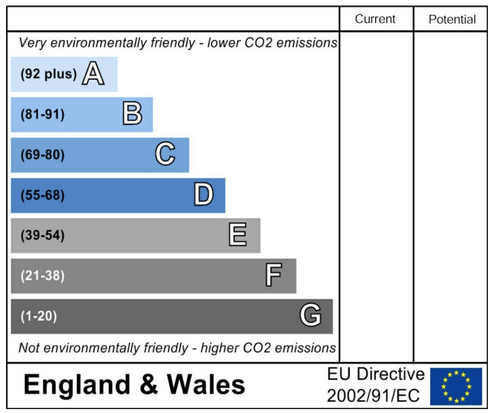
Total area: approx. 79.8 sq. metres (859.1 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



REDMAN CASEY ESTATE AGENTS

4 Melbury Drive, Lostock, Bolton, BL6 4NL

Deceptively spacious three bedroom mid town house ideally located for access to local schools, rail and motorway links and shops. Viewing is essential to appreciate all that is on offer with this family property. Spacious lounge, conservatory, fitted kitchen and three generous bedrooms, bathroom gardens to front and rear along with driveway parking and single garage. The property has been redecorated throughout and is sold with no chain and vacant possession. Viewing is essential to appreciate the size on offer.

Offers In The Region Of £220,000

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

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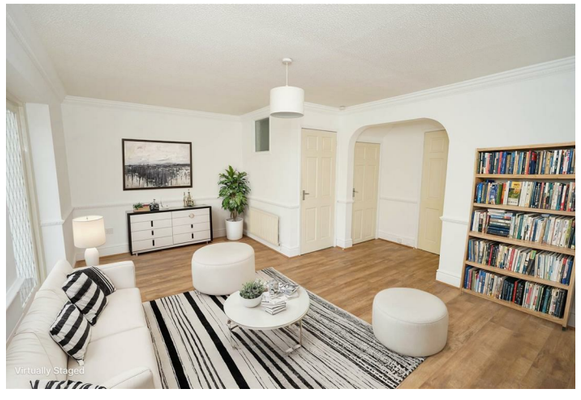

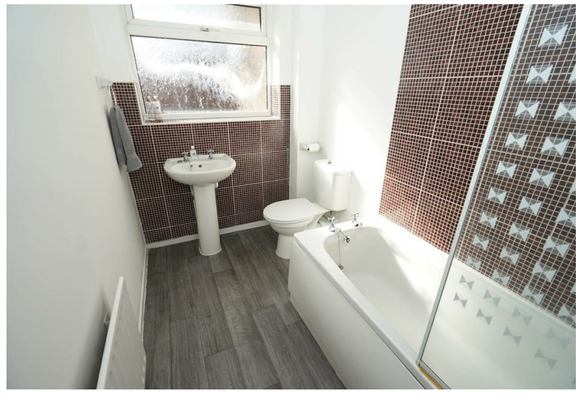

Ideally located for schools, shops and rail and motorway links make this deceptively spacious town house one not to miss. The property offers well proportioned accommodation which must be seen to appreciate. comprising :- Hallway, fitted kitchen , spacious living room and conservatory, to the first floor there are three generous bedrooms and bathroom fitted with a three piece suite. Outside there are open plan gardens to the front with driveway parking leading to a single garage. To the rear is a enclosed easily maintained garden with lawned area and slate chipping patio viewing is essential to appreciate all that is on offer. The property has been redecorated throughout and is sold with no chain and vacant possession. Boiler fitted 2023 with remainder of 11 year warranty

Photos
Please note that we have used AI generation of furniture to give perspective on some of the photos

Entrance Hall
Radiator, laminate flooring, uPVC double glazed entrance door, door to:

Kitchen
12'6" x 5'5" (3.80m x 1.66m)
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, uPVC double glazed window to front, radiator.

Lounge
14'10" x 17'2" (4.51m x 5.22m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, two radiators, laminate flooring, dado rail, decorative coving to ceiling, double door, door to:

Stairs
Stairs.

Conservatory
11'7" x 9'9" (3.52m x 2.97m)
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, vinyl flooring, door to:

Landing
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1
12'5" x 10'8" (3.78m x 3.25m)
UPVC double glazed window to rear, radiator.

Bedroom 2
9'1" x 11'4" (2.77m x 3.46m)
UPVC double glazed window to front, radiator.

Bedroom 3
12'5" x 6'2" (3.78m x 1.87m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, mosaic tiling to three walls, uPVC frosted double glazed window to front, radiator.

Outside
Front garden with lawned area and mature flower and shrub borders, driveway to the front leading to garage.
Private rear garden, enclosed by timber fencing to rear and sides, slate chipping patio with lawned area and mature flower and shrub borders.

Garage
Attached brick built garage with power and light connected, Up and over door.