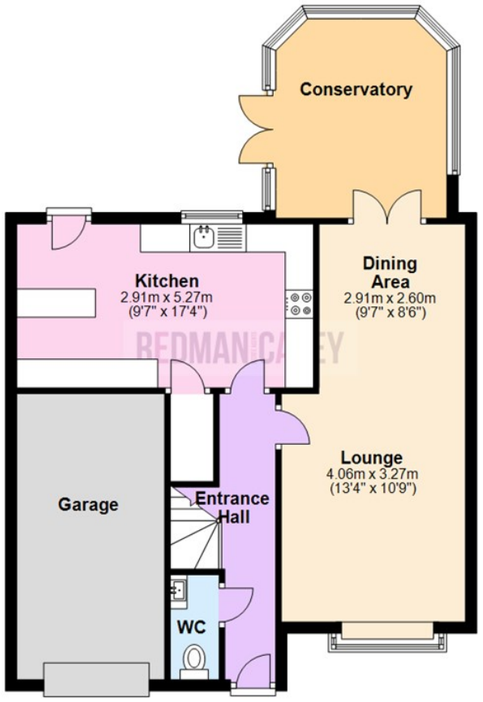
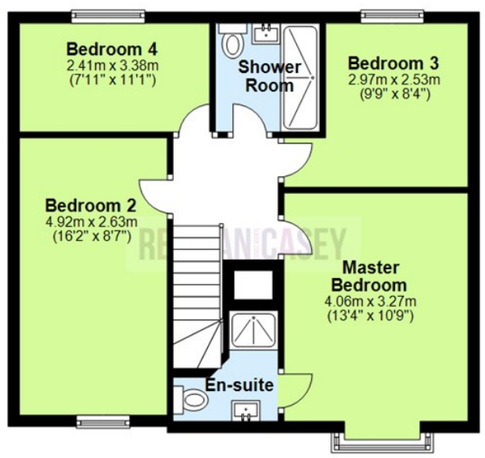
Ground Floor
Approx. 72.0 sq. metres (775.3 sq. feet)

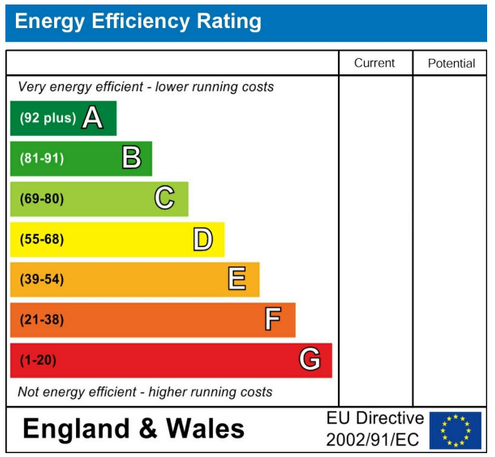


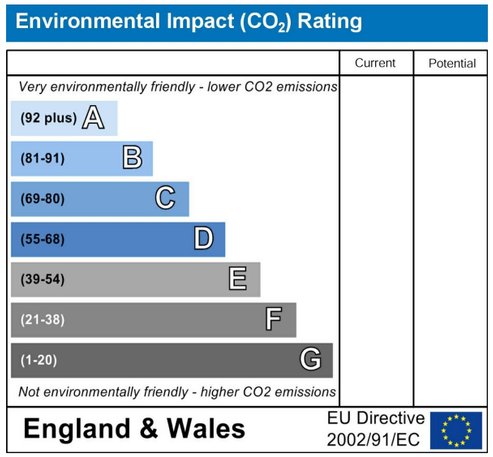
First Floor
Approx. 57.0 sq. metres (614.0 sq. feet)



Total area: approx. 129.1 sq. metres (1389.2 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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

REDMAN CASEY ESTATE AGENTS

86 Greenstone Avenue, Horwich, Bolton, Lancashire, BL6 5SJ

Superb deceptively spacious four double bedroom detached property. Ideally located for local schools shops and transport networks. Having had major renovation works including all bathroom, kitchen, driveway and boiler this property must be viewed to appreciate all that is on offer.

£295,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located on this ever popular residential estate we are please to bring to the market this deceptively spacious four double bedroom detached property, Ideal for a growing family the property has had major renovation work including kitchen all bathrooms and driveways as well as a new boiler fitted at the end of 2018. The property comprises :-Entrance hall, cloakroom w.c. Lounge open plan to dining area, conservatory, fitted oak kitchen with built in appliances. To the first floor there are four generous double bedrooms three with fitted or built in wardrobes and furniture and the master having an en suite shower room, Family shower room with superb modern three piece white suite. Outside there is an extensive smooth stone driveway with parking for 3 cars leading to a single attached garage with power and light, to the rear is a private garden which is not overlooked and benefits from a smooth stone patio and lawned area. Viewing is essential to appreciate all on offer.

Entrance Hall
Radiator, ceramic tiled flooring, carpeted stairs to first floor landing, door to:

WC
Fitted with two piece modern white comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, low-level and full height ceramic tiling, heated towel rail, extractor fan, ceramic tiled flooring, ceiling with recessed LED spotlights.

Lounge
13'4" x 10'9" (4.06m x 3.27m)
UPVC double glazed box window to front, radiator, coving to ceiling with recessed LED spotlights, open plan dining area to:

Dining Area
9'7" x 8'6" (2.91m x 2.60m)
Radiator, coving to ceiling with recessed LED spotlights, double door to:

Conservatory
Half brick construction with uPVC double glazed windows and polycarbonate roof, three windows to rear, three windows to side, ceramic tiled flooring, double door, door to:

Kitchen
9'7" x 17'3" (2.91m x 5.27m)
Fitted with a matching range of modern oak fronted base and eye level units with drawers and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, ceiling with recessed low-voltage spotlights, double glazed Roc stable door with matching lainated side panel, door to Storage cupboard, built-in under-stairs storage cupboard.

Storage cupboard, built-in under-stairs storage cupboard.

Garage
Attached brick built single garage with power and light connected, wall mounted gas combination boiler water tap, remote-controlled electric up and over door.

Door to:

Master Bedroom
13'4" x 10'9" (4.06m x 3.27m)
UPVC double glazed box window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with part mirrored sliding doors, hanging rails and shelving, radiator, door to:

En-suite
Fitted with piece modern white suite comprising 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, tiled flooring, ceiling with recessed LED spotlights.

Bedroom 2
16'2" x 8'8" (4.92m x 2.63m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with

hanging rails and shelving, fitted matching desk unit with drawers, radiator.

Bedroom 3
9'9" x 8'4" (2.97m x 2.53m)
UPVC double glazed window to rear, radiator.

Bedroom 4
7'11" x 11'1" (2.41m x 3.38m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving and overhead storage, fitted matching desk unit with drawers under, radiator.

Shower Room
Recently refitted with three piece modern white suite comprising tiled double shower enclosure with glass screen, wall mounted wash hand basin with mixer tap, low-level WC and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring, ceiling with recessed LED spotlights.

Outside
Front garden, enclosed by timber fencing and mature hedge to front and sides, extensive pattern resin sealed 'Smoothstone' driveway to the front leading to garage and with car parking space for three cars. Private rear garden, enclosed by timber fencing to rear and sides, rein sealed 'Smoothstone' patio with lawned area, two timber garden sheds.

86 Greenstone Avenue, Horwich, Bolton, Lancashire, BL6 5SJ **£295,000**