REDMAN CASEY ESTATE AGENTS

33 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DW

£180,000

Superbly presented and deceptively spacious mid terraced property. Ideally located for access to Horwich town centre, shops, schools and Rivington countryside. The property offers flexible accommodation with 2 spacious reception plus large kitchen and 3 generous bedrooms (has been 4 previously) Good sized rear courtyard and benefitting from gas central heating and double glazing. Viewing is essential to appreciate all that this superb property has to offer.

- Superbly Presented
- 3 Generous Bedrooms
- Ideally Located
- 2 Spacious Receptions
- Large Fitted Kitchen
- EPC Rating C

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

Ideally located for access to local amenities, schools, shops and Rivington this deceptively spacious mid terraced property is certainly worthy of internal inspection. Offering excellent accommodation with potential to split into 4 bedrooms if necessary the accommodation currently comprises :- Porch, hallway, lounge, sitting room, fitted kitchen. To the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside to the front there is a small garden area and to the rear a good sized courtyard garden with paved patio and two brick built storage sheds. The property benefits from gas central heating, double glazing and cavity wall insulation. Viewing is highly recommended.

Porch
Dado rail, coving to ceiling, hardwood entrance door, door to:

Hallway
Carpeted stairs to first floor landing, door to:

Lounge 12'2" x 11'0" (3.71m x 3.35m)
UPVC double glazed box window to front, fireplace, double radiator, coving to ceiling.

Sitting Room 14'4" x 11'10" (4.38m x 3.61m)
UPVC double glazed window to rear, fireplace, built-in storage cupboard, double radiator, picture rail, coving to ceiling, double door, door to:

Kitchen 14'9" x 8'6" (4.49m x 2.59m)
Fitted with a matching range of grey base and eye level cupboards with drawers, cornice trims and contrasting worktop space, matching breakfast bar, stainless steel sink with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to side, uPVC frosted double glazed window to side, built-in under-stairs storage cupboard, double radiator, ceramic tiled flooring, door to garden.

Bedroom 1 12'2" x 14'9" (3.71m x 4.49m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2 14'4" x 9'3" (4.37m x 2.83m)
UPVC double glazed window to rear, double radiator, coving to ceiling.

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

Bathroom
Three piece suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring, sliding door, door to:

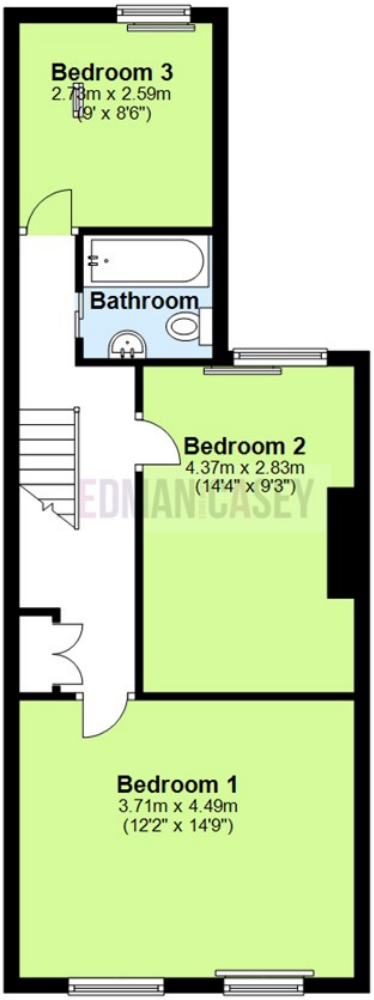
Bedroom 3 8'11" x 8'6" (2.73m x 2.59m)
UPVC double glazed window to rear, double radiator, door.

Outside
Front garden, enclosed by dwarf brick wall and fencing to front and sides, paved pathway leading to front entrance door with mature ornamental flower and shrub borders, wrought iron front gate.
Rear, enclosed by brick wall to rear and sides, paved sun patio, two brick-built sheds, rear gated access.

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

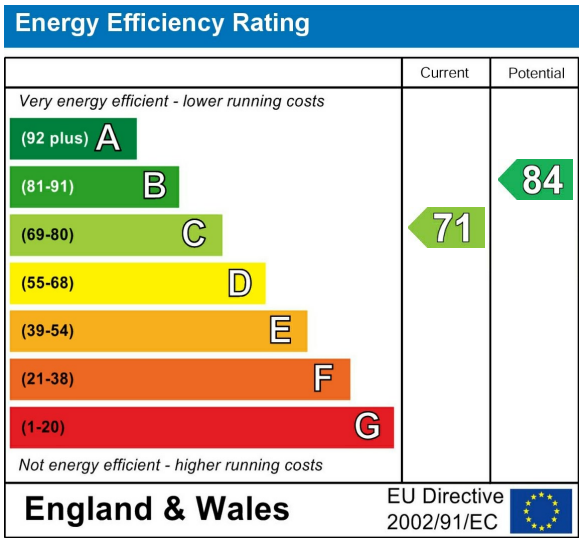
Ground Floor
Approx. 49.2 sq. metres (529.7 sq. feet)

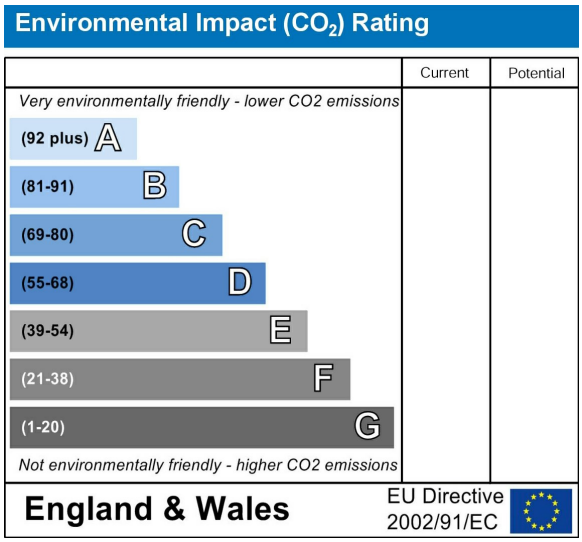
First Floor
Approx. 48.6 sq. metres (523.2 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 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.





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