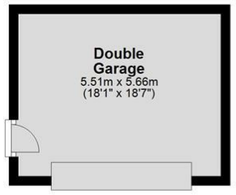
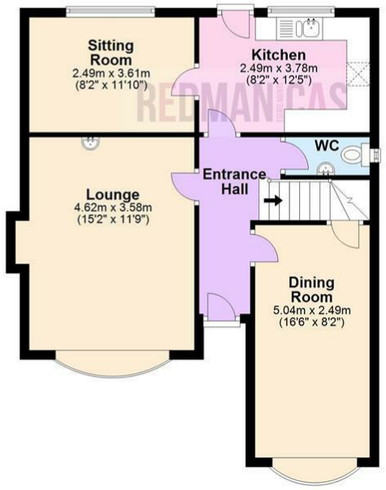
Ground Floor

Approx. 90.1 sq. metres (969.7 sq. feet)



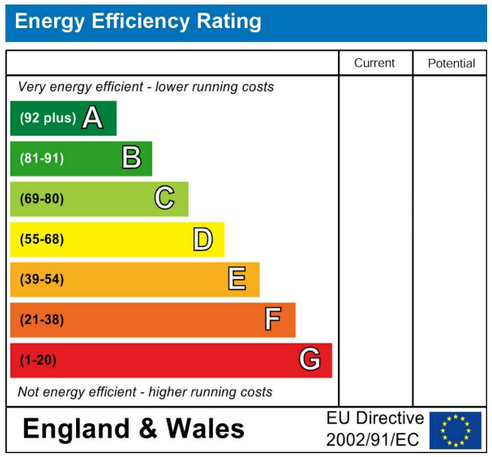


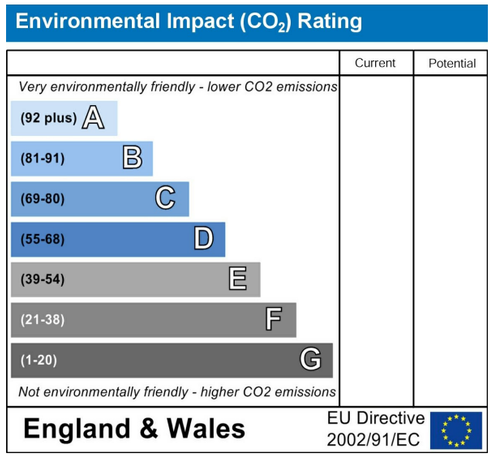
First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)

Total area: approx. 144.0 sq. metres (1549.6 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

REDMAN CASEY ESTATE AGENTS

2 Snowdon Drive, Horwich, Bolton, Lancashire, BL6 7DG

Deceptively spacious detached house set on a generous plot on this highly sought after estate. The property offers excellent family accommodation with three reception rooms, four bedrooms, w.c. and shower room, fitted kitchen large double garage, gardens and parking for 6 cars. The property is sold with no chain and vacant possession, viewing is highly recommended to appreciate all that is on offer.

Offers In The Region Of £325,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Ideally located for local countryside walks and home. The property offers excellent accommodation which comprises :- Entrance hall, dining room, w.c. lounge, sitting room and fitted kitchen. To the first floor there are 4 generous bedrooms with fitted wardrobes to three rooms and a shower room fitted with a three piece modern suite. Benefitting from gas central heating and double glazing the property is set on a generous plot with front garden and extensive driveway parking for 6 cars leading to a private rear garden with lawned area and a large detached double garage. Sold with no chain and vacant possession. Viewing is essential to appreciate the overall size and position.

Entrance Hall
Double radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Dining Room
16'6" x 8'2" (5.04m x 2.49m)
UPVC double glazed bow window to front, radiator, dado rail ornamental plate rack, coving to ceiling, door to storage cupboard.

Storage
Built-in under-stairs storage cupboard.

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC.

Lounge
15'2" x 11'9" (4.62m x 3.58m)
UPVC double glazed bow window to front, fireplace with ornate timber surround and marble effect inset and hearth, radiator, dado rail, coving to ceiling.

Kitchen
8'2" x 12'5" (2.49m x 3.78m)
Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed door to garden, door to:

Sitting Room
8'2" x 11'10" (2.49m x 3.61m)
UPVC double glazed window to rear, radiator.

Landing
UPVC double glazed window to side, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 1
12'0" x 11'7" (3.65m x 3.53m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, matching bedside cabinets and drawers, radiator.

Bedroom 2
11'4" x 8'10" (3.46m x 2.68m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, matching bedside cabinet and drawers, radiators.

Bedroom 3
8'11" x 12'10" (2.72m x 3.91m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, matching bedside cabinet and drawers, radiator.

Bedroom 4
8'5" x 8'7" (2.57m x 2.62m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three modern white suite comprising tiled shower enclosure with steam shower, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front and side garden, block paved driveway to the front, side and rear leading to garage and rear and with car parking space for six cars, gated access with raised flower and shrub beds, enclosed by timber fencing and mature hedge to sides.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, outside cold water tap, security lighting block paved parking area.

Double Garage
Detached brick built double garage with power and light connected, Up and over door, side access door.

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