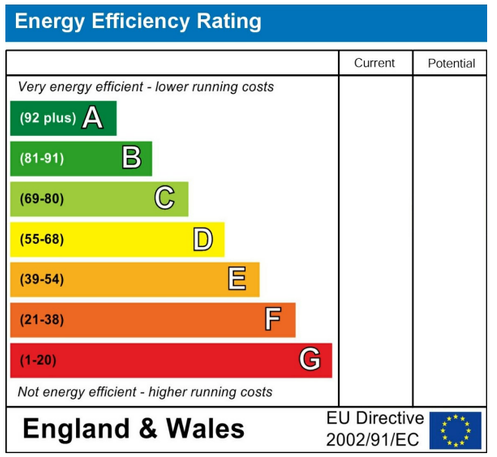
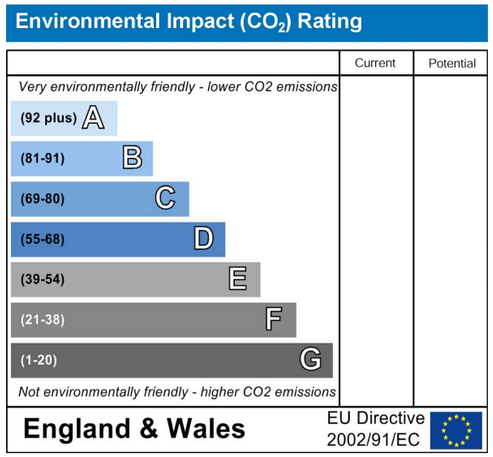
Total area: approx. 129.1 sq. metres (1389.3 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

506 Manchester Road, Bury, Lancashire, BL9 9NZ

Deceptively spacious and superbly maintained three double bedroom extended semi detached property offering excellent accommodation for a growing family. Ideally located for access to local amenities and transport links the property has two spacious reception rooms five piece bathroom and office plus loft room . Viewing is essential to appreciate all that is on offer.

Offers Over £220,000

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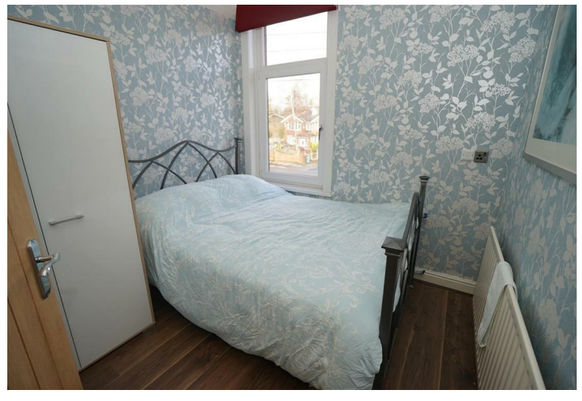
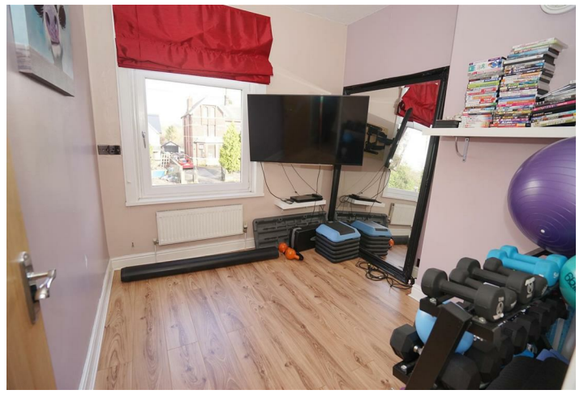

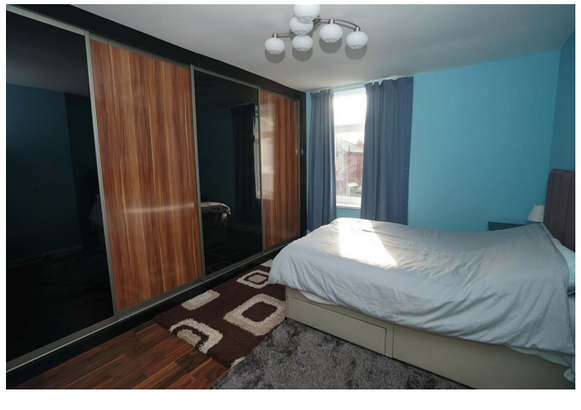

Offering fantastic family accommodation this extended semi detached property is ideally located for access to local amenities, shops, schools and transport links. The property is maintained to a high standard throughout and benefits from gas central heating and double glazing. Comprising :- Entrance hall, lounge, sitting room, utility area and kitchen. To the first floor there are three double bedrooms and a large family bathroom with a five piece suite to the loft area there is an office space and further loft room which would have a variety of uses. Outside there is an extensive block paved frontage with parking for 3-4 cars To the rear there is an enclosed courtyard garden with raised planter beds and a concrete sectional workshop with power and light. Viewing is essential to appreciate all that is on offer with this superb home.

Entrance Hall
Cupboard with built-in under-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, built-in under-stairs storage cupboard, double radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, open plan, door to:

Lounge
16'2" x 11'9" (4.94m x 3.59m)
Bay window to front, coal effect gas fire with ornate surround and tiled inset and hearth, double radiator, laminate flooring, coving to textured ceiling.

Sitting Room
14'0" x 13'5" (4.26m x 4.10m)
Bay window to rear, coal effect gas fire with feature surround and tiled inset and hearth, two double radiators, laminate flooring, two wall lights, coving to ceiling, door to:

Utility Area
11'2" x 5'6" (3.41m x 1.68m)
Fitted with a range of modern light grey base units with drawers and contrasting worktop space over, uPVC frosted double glazed window to side, double radiator, vinyl flooring, ceiling with recessed spotlights, open plan, door to:

Kitchen
10'6" x 7'8" (3.20m x 2.34m)
Fitted with a matching range of base and eye level units with drawers and contrasting worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, vinyl flooring, ceiling with recessed spotlights, uPVC double opaque rear door.

Landing
UPVC double glazed window to side, radiator, stairs to first floor landing, door to:

Bedroom 1
14'0" x 12'0" (4.26m x 3.66m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with sliding doors, hanging rails and shelving, radiator.

Bedroom 2
8'9" x 8'4" (2.66m x 2.55m)
UPVC double glazed window to front, radiator, laminate flooring, picture rail.

Bedroom 3
9'3" x 8'10" (2.81m x 2.68m)
UPVC double glazed window to front, radiator, laminate flooring.

Bathroom
Fitted with five piece white suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, twin pedestal wash hand basins, shower enclosure with power shower over and low-level WC, heated towel rail, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, double radiator, heated towel rail, vinyl flooring, ceiling with recessed LED spotlights.

Office
8'11" x 12'8" (2.72m x 3.86m)
Laminate flooring, sloping ceiling with limited headroom in the eaves, access to eaves space, open plan to:

Loft Room
8'11" x 12'8" (2.72m x 3.86m)
Double glazed velux skylight, laminate flooring, sloping ceiling, eaves space.

Outside
Front - Extensive double width block paved driveway to the front with car parking space for three four cars, enclosed by dwarf brick wall and timber fencing to sides.
Rear - Private garden, enclosed by timber fencing to rear and sides, paved courtyard, raised shrub borders with slate chippings, large concrete sectional workshop with power and light connected.