REDMAN CASEY ESTATE AGENTS

78 Ormston Avenue, Horwich, Bolton, BL6 7ED

Offers In The Region Of £190,000

Three bedroom semi detached property is superb condition in a very popular residential location. Close to local shops, schools and all amenities. Benefitting from double glazing and gas central heating. Situated close to Rivington Country Park allowing country walks and many outdoor pursuits. Viewing essential to appreciate all that is on offer.

- Semi Detached
- Double Glazed
- Close To Rivington Country Park
- Awaiting EPC
- Garden space to front and Rear.
- Three Bedroom
- Gas Central Heating
- Council Tax Band A
- Patio Seating Area

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

Three bedroom semi detached property, situated in a great residential location close to local schools, shops, local amenities and Rivington Country Park. This property comprises, Entrance hallway, utility room, kitchen, lounge. To the first floor there are three bedrooms and a family bathroom with garden space front and rear. The property benefits from double glazing and gas central heating. Rear garden has a patio seating area . Viewing is recommended to appreciate all that is on offer.

Hallway
UPVC double glazed window to front, uPVC double glazed obscure entrance door to side:

Utility Room 9'1" x 8'4" (2.76m x 2.55m)
UPVC obscure double glazed window to side, radiator, Kitchen Area, door to Storage cupboard.

Kitchen Area 9'7" x 11'7" (2.92m x 3.54m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in eye level electric fan assisted oven, built-in gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, uPVC double glazed obscure entrance door to side, :

Lounge 15'10" x 10'11" (4.83m x 3.32m)
UPVC double glazed window to front, uPVC double glazed window to rear, coal effect gas open fire set in feature wooden surround, two radiators, door.

Landing

Bedroom 1 15'10" x 8'6" (4.83m x 2.59m)
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators,:

Bedroom 2 6'2" x 10'11" (1.88m x 3.33m)
UPVC double glazed window to front, radiator.

Bedroom 3 9'3" x 7'9" (2.82m x 2.35m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising pedestal wash hand basin, shower enclosure with matching, glass screen and mixer tap and low-level WC, tiled surround, uPVC opaque double glazed window to rear, heated towel rail.

Outside Front
Enclosed front garden laid to decorative stone and mature planting.

Outside Rear

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Enclosed rear garden area laid to paving with patio seating area.

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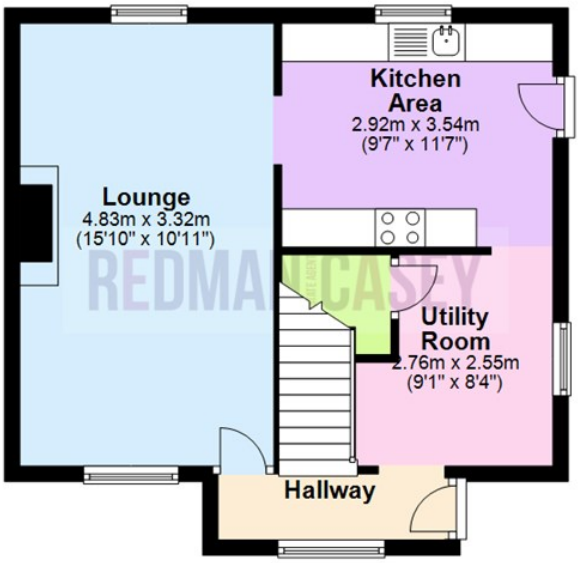
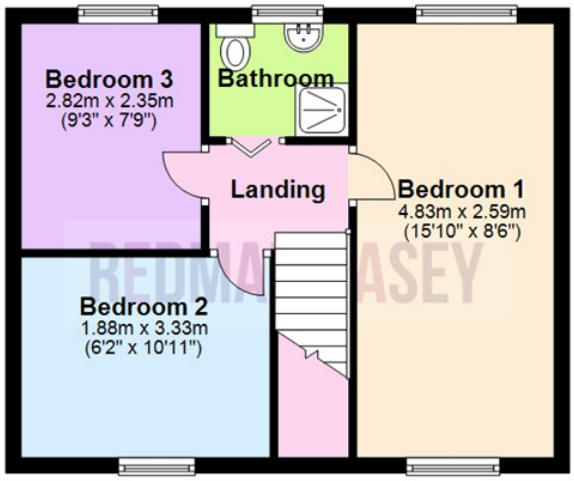
Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

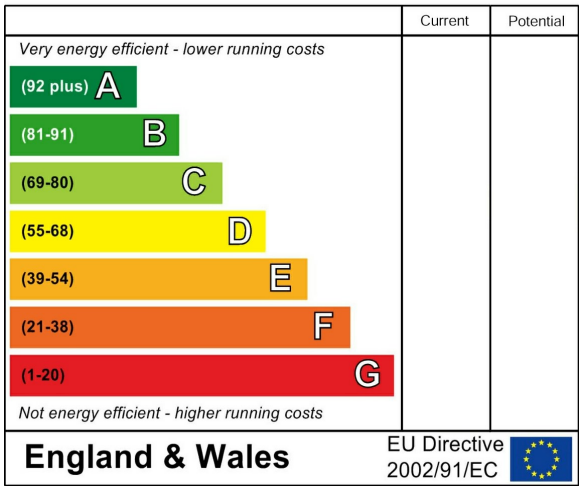
Approx. 34.9 sq. metres (375.9 sq. feet)



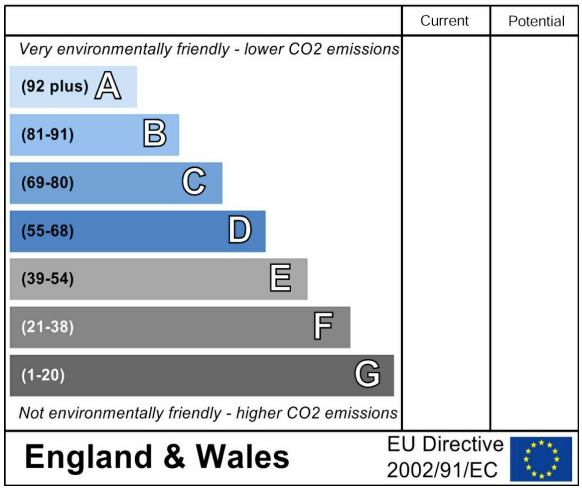
Total area: approx. 72.9 sq. metres (785.0 sq. feet)

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



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