REDMAN CASEY ESTATE AGENTS

66 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QN

£185,000

Superb two bedroom mid terraced property, situated in a very popular residential location close to local shops, schools, local amenities and within walking distance of Rivington Country Park. This modernised property offers spacious living with outside space to the rear. This property will be sold with vacant possession and no onward chain.
Viewing is highly recommended to appreciate all that is on offer and to avoid disappointment.

- Modernised
- Open Plan Ground Floor
- Vacant Possession
- Viewing Recommended
- Gas Central Heating
- 2 Bedroom
- Fitted Bedrooms
- No Chain
- Double Glazing
- Wood Burner

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb two bedroom mid terraced property, fully modernised is a great residential location, close to local schools, shops and amenities within walking distance of Rivington Country Park.
The property comprises :- Entrance hall, lounge diner, kitchen. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a front garden area and to the rear a fully enclosed yard with seating area. The property also benefits from double glazing, gas central heating with a solid fuel cast iron burner in the lounge.
This property is sold with vacant possession and no onward chain. This spacious property is highly recommended for viewing to appreciate all that is on offer.

Porch
Original ceramic tiled flooring, Composite entrance door, door to:

Entrance Hall
Radiator, laminate flooring, stairs, door to:

Dining Room 13'2" x 11'4" (4.01m x 3.45m)
Radiator, laminate flooring, wall light(s), uPVC double glazed french doors to garden, door to Storage cupboard, built-in under-stairs storage cupboard, open plan, open plan to:

Lounge 11'8" x 10'10" (3.56m x 3.29m)
UPVC double glazed bay window to front with views of open countryside, fireplace with flagged hearth, solid fuel burner stove with glass door in chimney, radiator, laminate flooring, two wall lights, coving to ceiling.

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

Kitchen 11'4" x 8'2" (3.45m x 2.48m)
Fitted with a matching range of base and eye level units in Lucente Gloss Pavillion, deep double pan drawers, cornice trims and complementary worktops with matching upstands, composite sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in range with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, coving to ceiling with recessed spotlights.

Landing
Coving to ceiling, access to boarded loft with pull down ladder and light connected, door to:

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Bedroom 1 12'2" x 14'1" (3.71m x 4.29m)
UPVC double glazed bay window to front with views of open countryside, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), two radiators, coving to ceiling.

Bedroom 2 13'3" x 8'11" (4.03m x 2.71m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom
Fitted with four piece modern white suite comprising modern freestanding bath with chrome feet feet, hand shower attachment over and mixer tap, tiled splashback, wall mounted wash hand basin in vanity unit with drawers under, mixer tap and tiled splashback, walk in double shower enclosure with rainfall shower and hand shower over, upvc panelling feature tiling inserts, glass screen, low-level WC, heated towel rail. uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, Luxury vinyl tiled flooring, ceiling with recessed spotlights.

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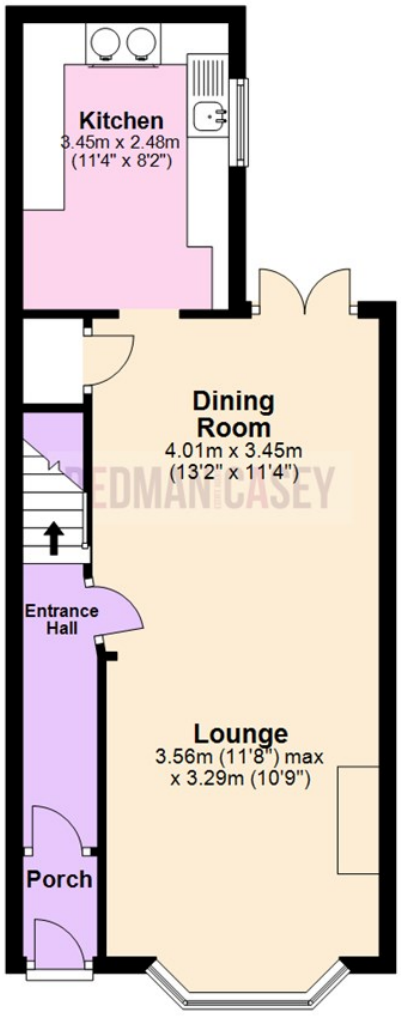
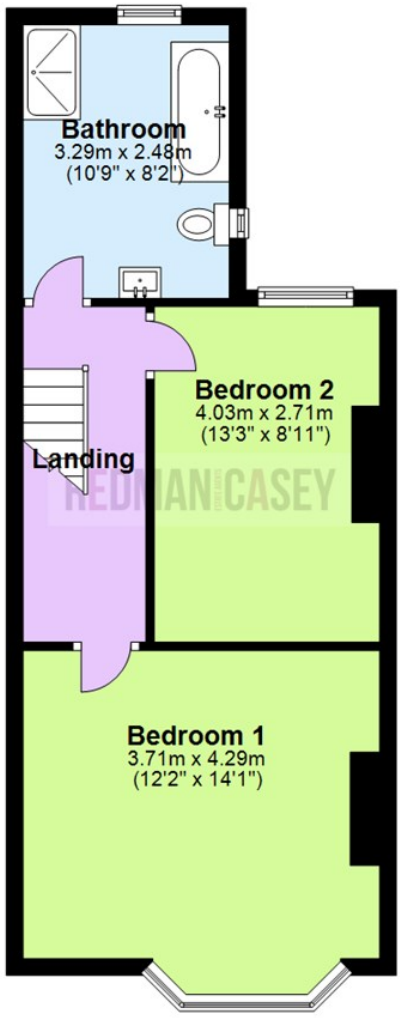
Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



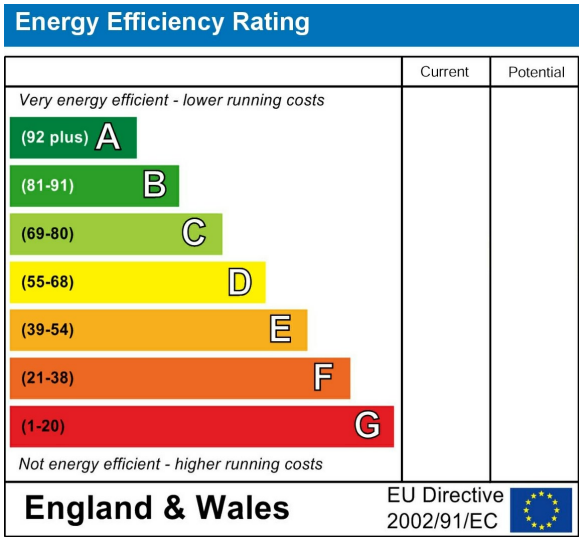
First Floor

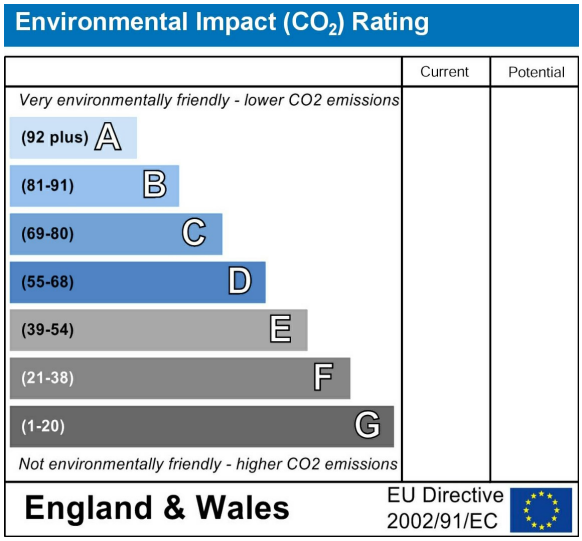
Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 84.3 sq. metres (907.7 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.





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