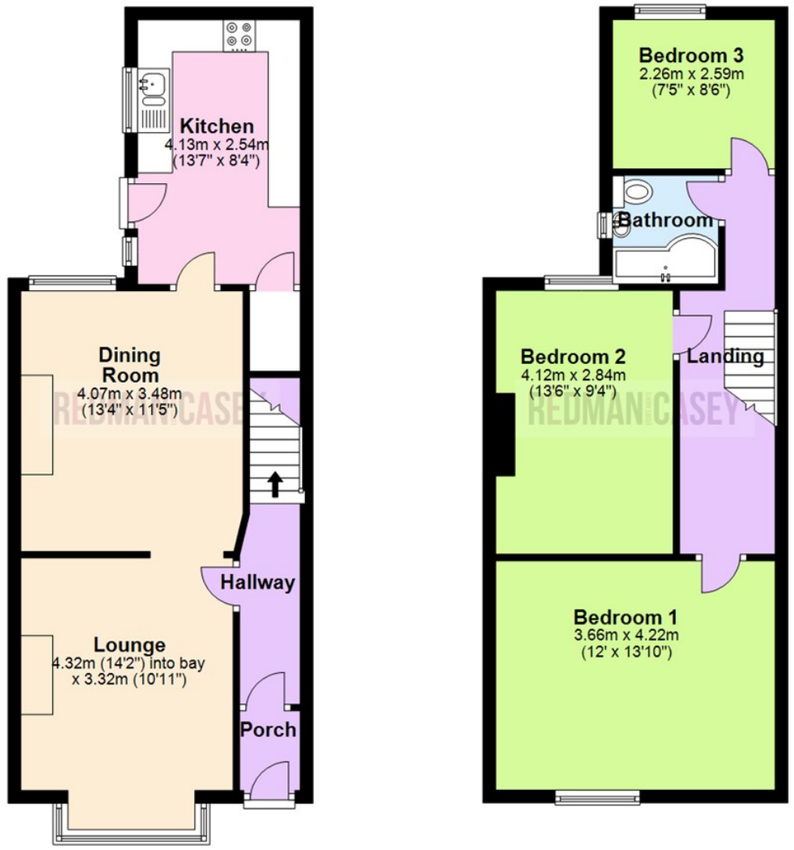
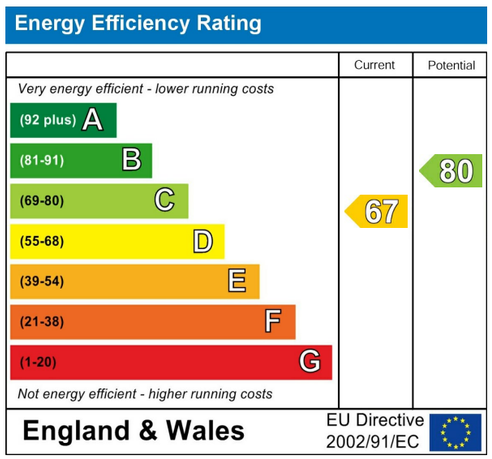
Ground Floor
Approx. 45.5 sq. metres (489.2 sq. feet)

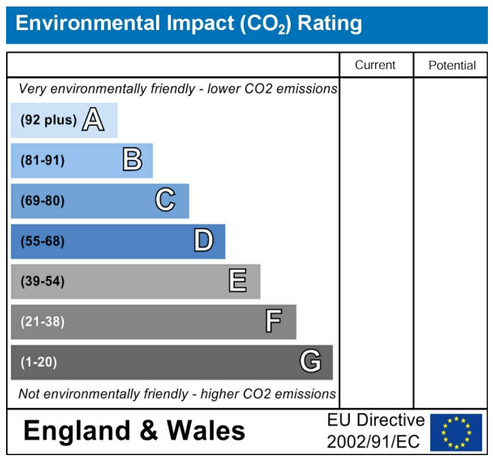


First Floor
Approx. 44.8 sq. metres (482.4 sq. feet)

Total area: approx. 90.3 sq. metres (971.6 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
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

10 Queen Street, Horwich, Bolton, Lancashire, BL6 5QU

Superbly presented and improved three bedroom mid terraced property. Situated within easy reach of local amenities, shops and schools the property offers excellent accommodation with two spacious reception rooms, good sized fitted kitchen, three generous bedrooms and bathroom fitted with a three piece suite by Villeroy and Boch. Outside there is a small garden to the front and a rear courtyard with paving and decking. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £185,000

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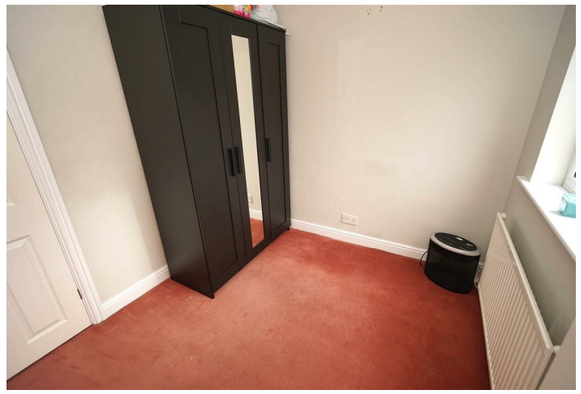
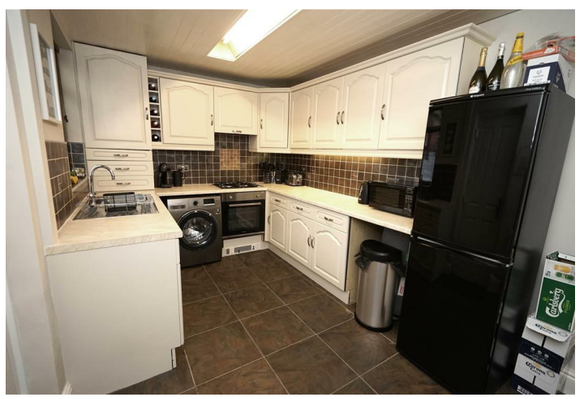



Deceptively spacious mid terraced property offering excellent accommodation and retaining some lovely original features. The property has been sympathetically improved by the current owners to provide a lovely family home that comprises :- Porch with original tiled flooring, entrance hall with cornice and corbels. lounge, dining room, fitted kitchen. To the first floor there are three bedrooms (2 double and 1 single) bathroom fitted with a three piece white suite by Villeroy & Boch. Outside there is a small front garden and to the rear a enclosed courtyard with paved patio and timber decking partially covered by a canopy. Viewing is highly recommended to appreciate the overall size and condition of the property on offer.

Porch
Original tiled flooring, coving to ceiling, double glazed entrance door, door to:

Hallway
Radiator, coving to ceiling with feature corbel, stairs to first floor landing, door to:

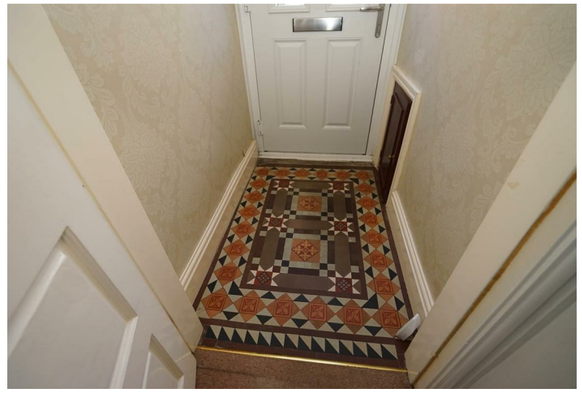
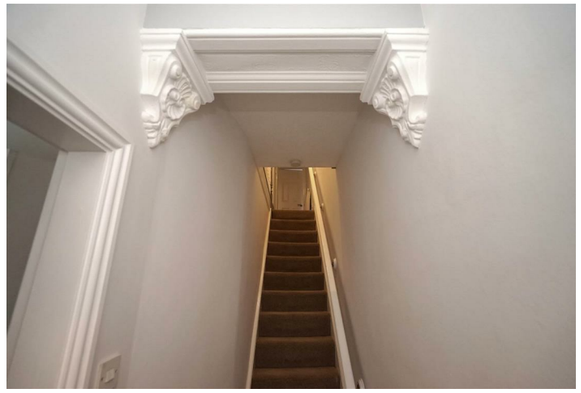
Lounge
14'2" x 10'11" (4.32m x 3.32m)
Hardwood double glazed box window to front, living flame effect gas fire set in feature stone surround, double radiator, two wall lights, coving to moulded ceiling, open plan, door to:

Dining Room
13'4" x 11'5" (4.07m x 3.48m)
Hardwood double glazed window to rear, coal effect gas fire set in ornate limestone surround with down lighters and cast iron inset, radiator, two wall lights, coving to ceiling, door to:

Kitchen
13'7" x 8'4" (4.13m x 2.54m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and fridge/freezer, electric fan assisted oven, four ring gas with pull out extractor hood over, two hardwood sealed unit double glazed windows to side, radiator, ceramic tiled flooring, timber panelled ceiling, wall mounted concealed gas combination boiler serving heating system and domestic hot water, electric plinth heater, double glazed composite door to garden, door to built-in under-stairs storage cupboard. space for tumble dryer.

Landing
Radiator, access to part boarded loft with pull down ladder and power and light connected, door to:

Bedroom 1
12'0" x 13'10" (3.66m x 4.22m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboard, radiator, laminate flooring, coving to ceiling.

Bedroom 2
13'6" x 9'4" (4.12m x 2.84m)
UPVC double glazed window to rear, radiator, exposed wooden flooring.

Bathroom
Fitted with three piece Villeroy & Bosche white suite comprising deep panelled bath with shower over and glass screen, feture marble wash hand basin with mixer tap, set on an oak and marble vanity unit with drawers, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, timber panelled ceiling with recessed spotlights.

Bedroom 3
7'5" x 8'6" (2.26m x 2.59m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Outside
Front garden, dwarf wall and fencing to rear and sides with pathway leading to front entrance door and mature ornamental shrub beds with slate chippings.
Rear, south facing courtyard which is enclosed by brick wall to rear and sides, paved sun patio with covered area, timber decking area, rear gated access, outside cold water tap, courtesy lighting.