REDMAN CASEY ESTATE AGENTS

8 Grimeford Lane, Anderton, Chorley, Lancashire, PR6 9HL

£145,000

A spacious three bed terraced offered with no onward chain with open views to the rear offering hall, lounge, dining room, kitchen, three bedrooms and three piece bathroom. To the rear garden areas with views over open fields. Early viewing essential.

- Three Beds
- Two Reception Areas
- Gas Centrally Heated
- No Chain
- Open Views To Rear
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Grimeford Lane in Anderton this spacious terraced home offered with no onward chain deceptively spacious with entrance hall, lounge, dining room & kitchen. On the upper level the landing provides access to three bedrooms and a three piece bathroom. Externally the front a garden area and to the rear a lawn with decked section and gravel bedded area with open views over fields. The property is located both within reach to the village of Anderton, Adlington and Horwich. The property also resides within proximity to Middlebrook retail park, local train station and motorway and bus routes. Early viewing is recommended.

Hall
Door to hall, door to dining room.

Dining Room 13'1" x 16'9" (4.00m x 5.10m)
Laminate floor, power points, window to rear, wall mounted radiator, timber & glass panelled doors to lounge, door to kitchen.

Lounge 12'3" x 13'2" (3.73m x 4.02m)
Timber & glass panelled doors from dining room to lounge, power points, wall mounted radiator, window to front, feature fireplace with marble effect back panel and hearth.

Kitchen 16'2" x 6'6" (4.93m x 1.99m)
Fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset sink with mixer tap, integrated oven with four hob gas burner, plumbed for washing facilities, window to side aspect, window to rear aspect, door to rear, tiled floor.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 12'1" x 10'8" (3.68m x 3.24m)
Door from the landing, window to front aspect, power points, wall mounted radiator, laminate floor, space for wardrobes.

Bedroom 2 13'3" x 10'8" (4.04m x 3.26m)
Situated to the rear aspect with window looking out to open fields, power points, cupboard housing gas fired central heating boiler, wall mounted radiator.

Bedroom 3 8'10" x 5'9" (2.69m x 1.76m)
Access via landing to bedroom three with window to the front aspect, wall mounted radiator.

Bathroom
Panelled bath with shower over, low level W.C., vanity wash basin, window to rear, partial tiled elevations.

Outside

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To the front a garden area with seasonal plants and traditional brick wall to border,

To the rear a garden style area low maintenance with open views

Agents Note: There is a right of way for access through the rear garden

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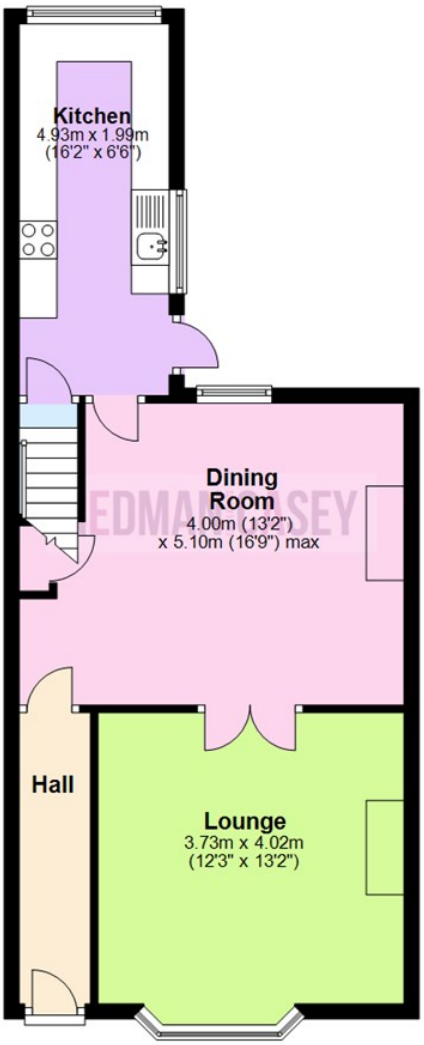
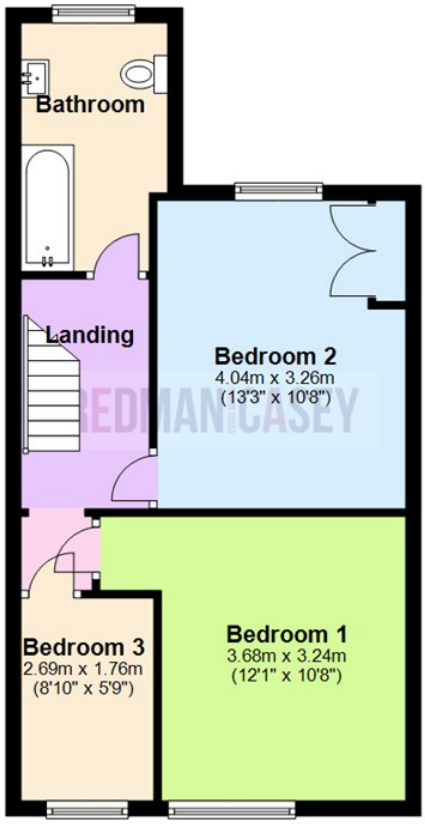
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

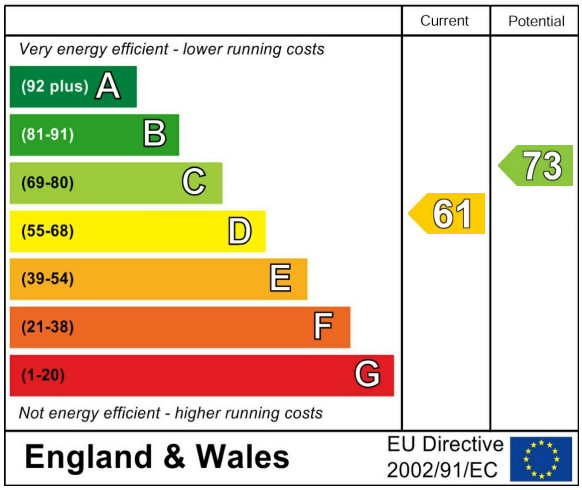
Approx. 45.3 sq. metres (487.2 sq. feet)



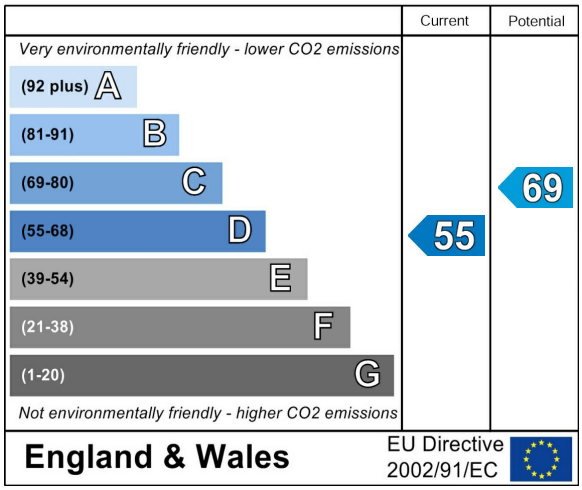
Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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