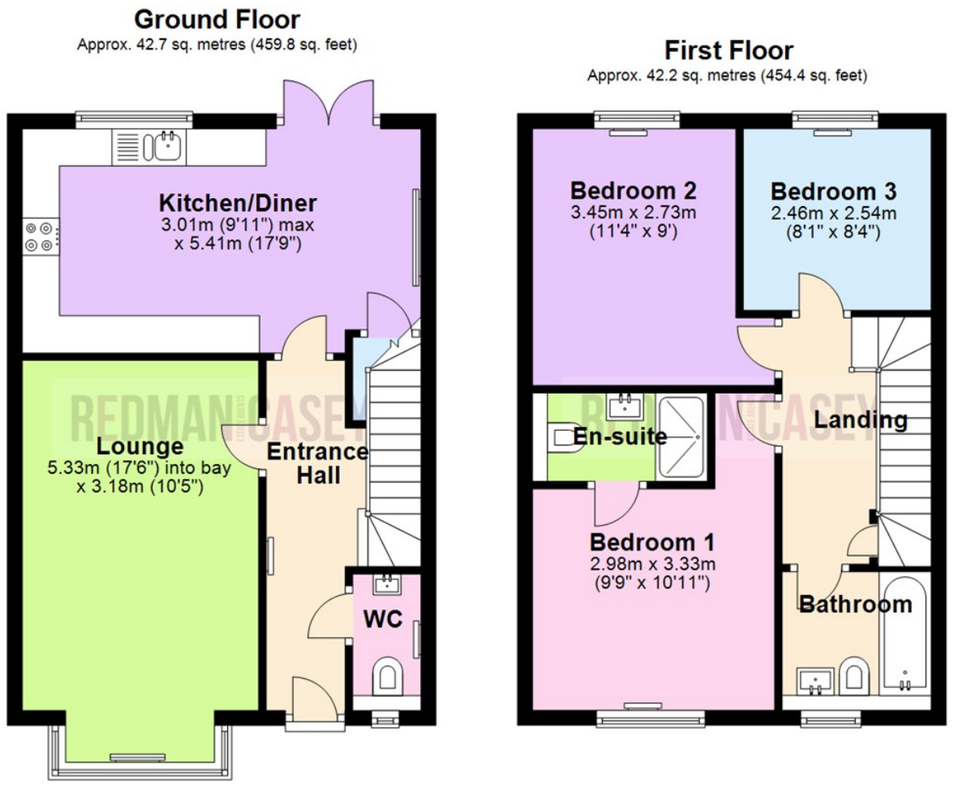
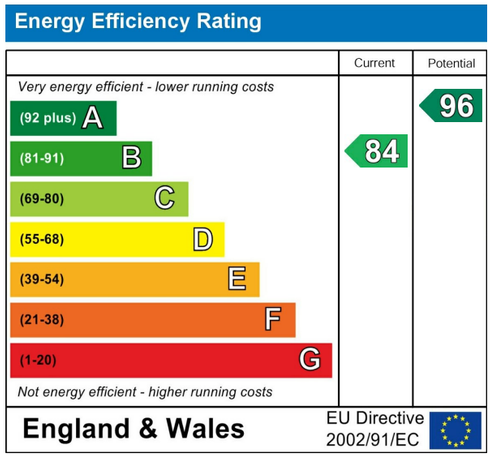
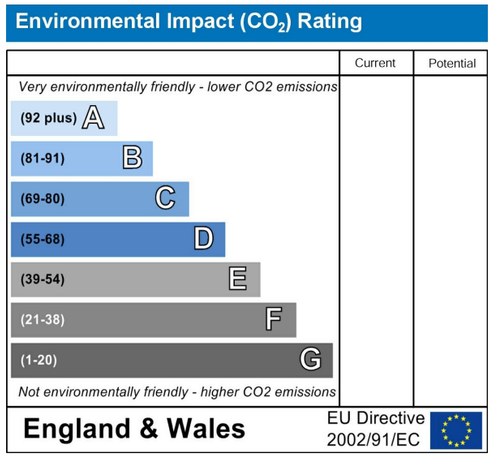


Total area: approx. 84.9 sq. metres (914.2 sq. feet)

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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REDMAN CASEY ESTATE AGENTS

98 Lancashire Way, Horwich, Bolton, BL6 5WH

Superbly presented three bedroom semi detached property built by Bellway homes in 2021and still retaining the remainder of the NHBC warranty. The property is located at the top of a small cul de sac off this popular residential estate and offers excellent accommodation with spacious lounge, fitted dining kitchen, wc, three generous bedrooms the master with en suite shower room and family bathroom, ample parking for two cars and generous rear garden. The property is in excellent condition throughout and internal viewing is a must to appreciate all that is on offer.

Offers In The Region Of £270,000

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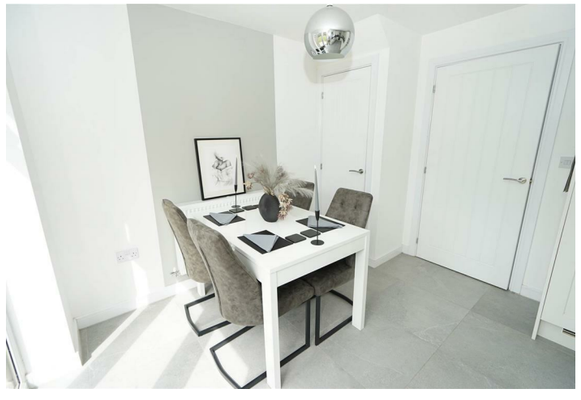

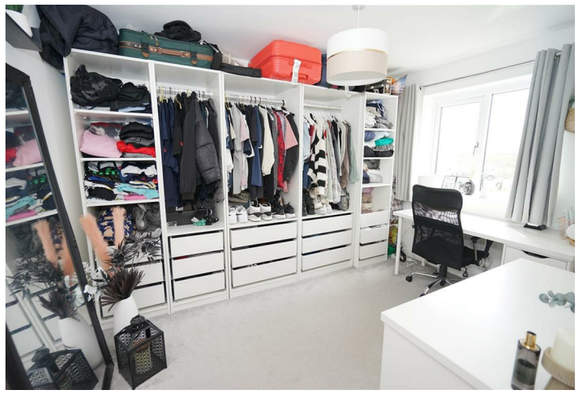

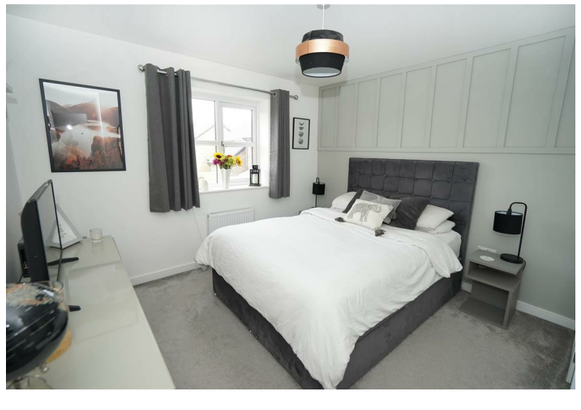
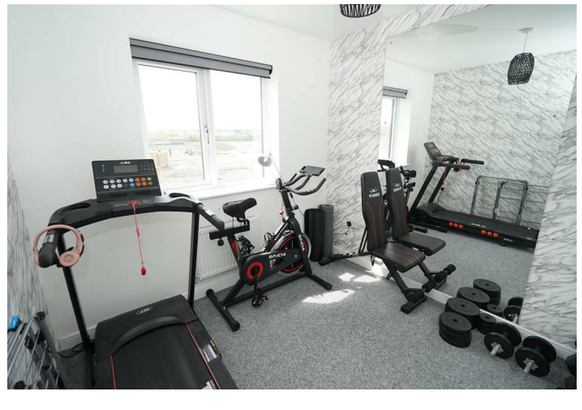

Located within easy reach of local shops, schools and transport links for road and rail this modern three bedroom semi detached property built by Bellway homes in 2021 offers superbly presented accommodation and is still under the remainder of the NHBC warranty. The accommodation comprises : Hallway, wc, lounge, dining kitchen fitted with a range of modern units with built in and integrated appliances and French doors to the garden. To the first floor there are three generous bedrooms, the master bedroom benefits from a en suite shower room, and the family bathroom is fitted with a white three piece suite. Outside there is a double width driveway and small garden area and to the rear is a private enclosed garden with lawn and paved patio. Internal viewing is essential to appreciate all that is on offer with this property.

Entrance Hall
Radiator, ceramic tiled flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with piece modern white suite comprising, pedestal wash hand basin with mixer tap and WC with hidden cistern, half height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Lounge
17'6" x 10'5" (5.33m x 3.18m)
UPVC double glazed box window to front, double radiator.

Kitchen/Diner
9'11" x 17'9" (3.01m x 5.41m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers and contrasting grey worktops and matching up stands, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted double oven, four ring induction hob with extractor hood over. uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed french doors with matching side panels to garden, door to built-in under-stairs storage cupboard.

Landing
Built-in over-stairs storage cupboard, door to:

Bedroom 1
9'9" x 10'11" (2.98m x 3.33m)
UPVC double glazed window to front, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Bedroom 2
11'4" x 8'11" (3.45m x 2.73m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8'1" x 8'4" (2.46m x 2.54m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and wall mounted wash hand basin with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring.

Outside
Open plan front garden with grassed area and mature flower and shrub borders, double width tarmac driveway to the front providing car parking space for two cars, enclosed by timber fencing to side.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway leading to side gate with lawned area.