REDMAN CASEY ESTATE AGENTS

57 Darley Street, Horwich, Bolton, BL6 7LD

£165,000

Well proportioned 3 bedroom semi detached property situated in this highly popular residential area, ideally located for access to local schools, shops, amenities and Rivington countryside. The property offers generous accommodation which needs some internal updating but does benefit from gas central heating and double glazing and is sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Double Glazed
- Vacant Possession
- Council Tax Band A
- Generous Lounge
- Gas Central Heated
- No Chain
- EPC Rating E

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

Situated within easy access of local schools, shops and local amenities along with Rivington countryside on the door step. This three bedroom semi detached would make a great family home. Generously proportioned the property comprises :- Hallway, lounge, dining kitchen, storage cupboard, to the first floor there are three bedrooms, two with fitted wardrobes and a family bathroom fitted with a three piece white suite. Outside there are low maintenance gardens to front and rear. The property benefits from gas central heating and double glazing and is being sold with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to side, stairs, uPVC double glazed entrance door, door to:

Lounge 12'5" x 13'7" (3.79m x 4.13m)
UPVC double glazed leaded window to front, wall mounted coal effect gas fire with back boiler serving heating system and domestic hot water, radiator, door to:

Kitchen/Diner 9'5" x 13'7" (2.87m x 4.13m)
Fitted with a matching range of light beech effect base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed window to rear, radiator, laminate tiled flooring, uPVC double glazed door to garden, door to:

Cupboard
UPVC frosted double glazed window to side with shelving and gas and electricity meters.

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 1 12'5" x 10'0" (3.79m x 3.05m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in wardrobes with hanging rails, shelving and overhead storage, radiator.

Bedroom 2 9'5" x 10'0" (2.87m x 3.05m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching cupboard and drawers, radiator.

Bedroom 3 8'8" x 6'5" (2.63m x 1.96m)
UPVC double glazed leaded window to front, radiator.

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

Bathroom 5'5" x 6'5" (1.66m x 1.96m)
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

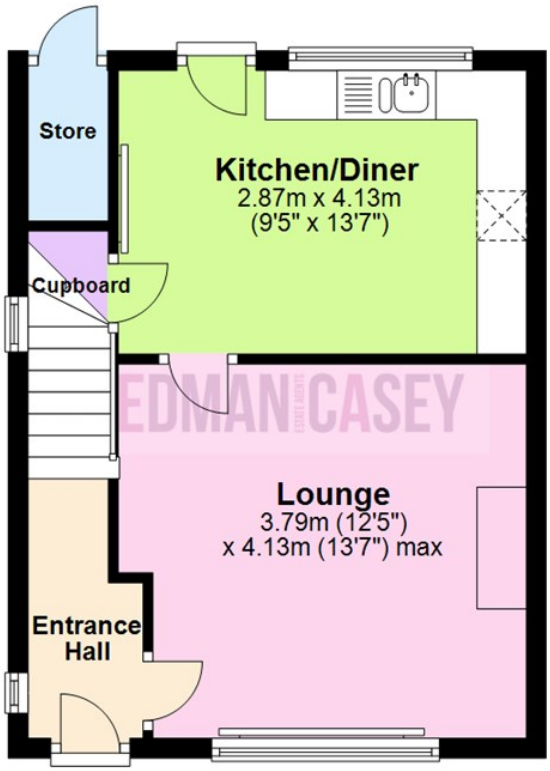
Outside
Front garden with gravelled area and mature flower and shrub borders, enclosed by fencing to front and sides, gated access, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, mature flower and shrub borders, timber garden shed, outside cold water tap, garden.

Store
Built-in storage cupboard access from rear garden, door.

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

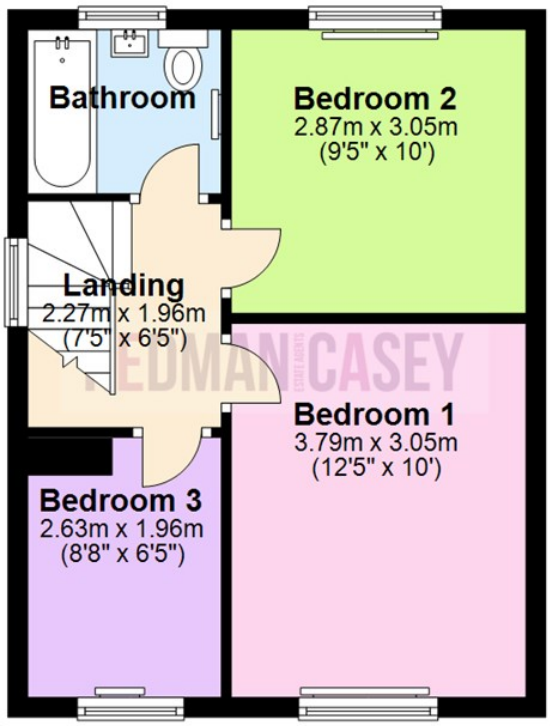
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

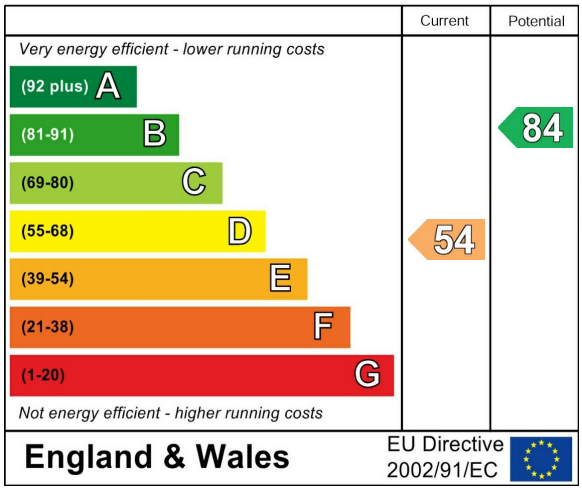
Approx. 34.5 sq. metres (371.8 sq. feet)



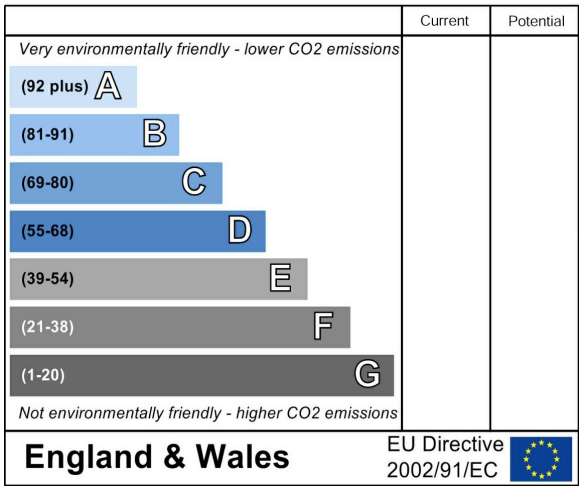
Total area: approx. 68.7 sq. metres (739.0 sq. feet)

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



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