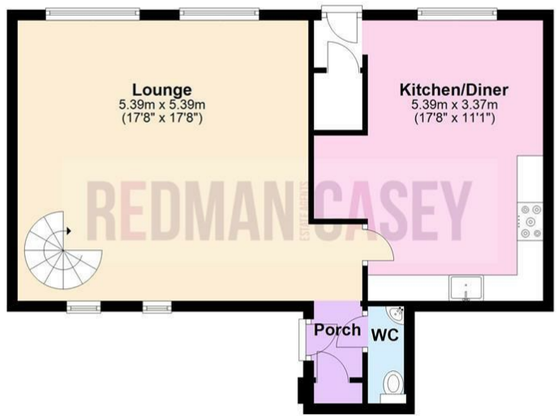
REDMAN CASEY ESTATE AGENTS

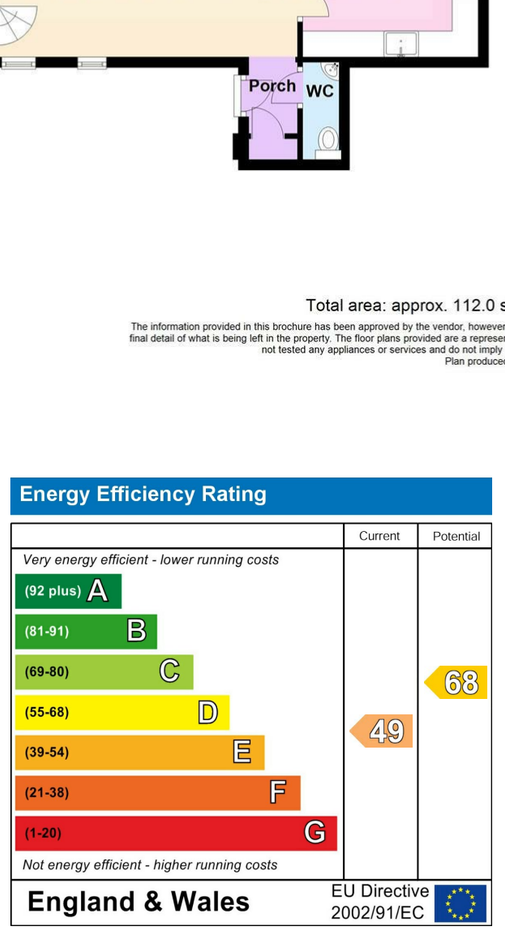
Ground Floor
Approx. 58.0 sq. metres (624.5 sq. feet)

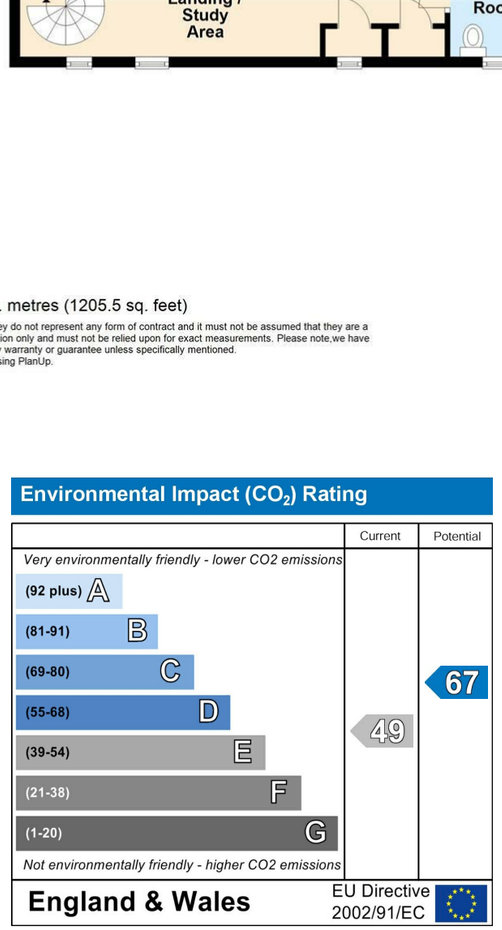


First Floor
Approx. 54.0 sq. metres (580.9 sq. feet)

Total area: approx. 112.0 sq. metres (1205.5 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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11 Whitton Mews, Horwich, Bolton, Greater Manchester, BL6 7TP

3 bedroom detached residence, reconfigured and upgraded in a contemporary fashion with modern kitchen diner, W.C., open living/dining with spiral staircase to first floor with study area, 3 bedrooms (2 double and a single), 3 piece shower room. Externally Indian stone flagged patio to rear.

Offers In The Region Of £210,000

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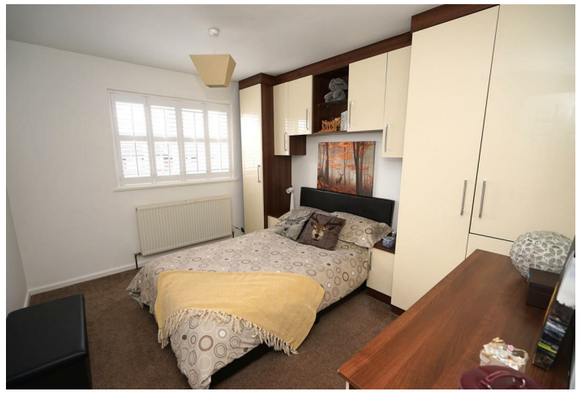

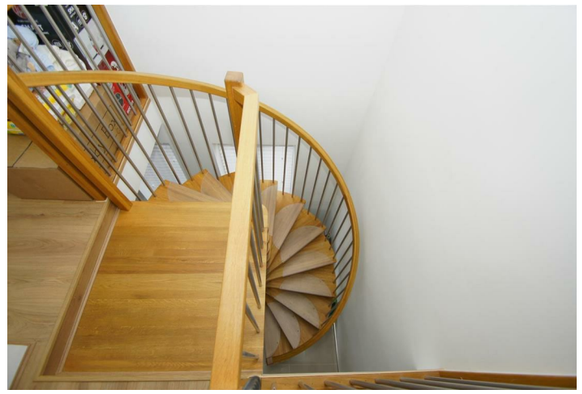

A stunning 3 bedroom detached residence that has been upgraded and reconfigured in a modern and contemporary fashion in Horwich set close to amenities in the village with shops, restaurants, cafes and local pubs. The property unique in design enters into an open plan living and dining area with stunning spiral staircase rising to the upper level, W.C., storage cupboard, kitchen diner with further storage cupboard. The upper level offers a spacious and multi functional landing with study area , two double bedrooms with fitted wardrobes and a single bedroom, three piece shower room. Externally an Indian stone flagged patio to the rear and garden area and patio area to the front with shrubs and foliage. The property is also within easy reach to Middlebrook retail park, motor way access and further transport & commuting links and regarded schooling.

Porch
Access to Lounge/Diner, door to Storage cupboard, door to W.C.

Lounge/Diner
17'8" x 21'9" (5.39m x 6.63m)
An open plan versatile and multi functional living space with tiled flooring, power points, wall mounted contemporary vertical radiators, aerial point, stunning spiral staircase rising to the upper level, double glazed windows to two elevations allowing natural light, access to the kitchen diner.

WC
Low level W.C.,frosted double glazed window, vanity wash basin.

Kitchen/Diner
17'8" x 11'1" (5.39m x 3.37m)
Access from the open plan living area to spacious kitchen diner with a range of wall and base units with contrasting high gloss and wood effect and traditional work top and frosted glass work top with inset sink with mixer tap, integrated microwave, integrated oven & grill with separate gas hob and overhead extractor, integrated dual Fisher & Pakel dishwashers, tiled floor, ample space for dining, recess space for American style fridge freezer, double glazed windows to front and rear aspect, storage cupboard, door to rear, power points.

Landing
Stunning spiral staircase leads up to a spacious landing with double glazed windows to front elevation, oak effect laminate flooring, doors to further accommodation, doors to utility and storage cupboard, access to study/bedroom 3, space on landing to utilise for further office space.

Utility
2'7" x 4'11" (0.79m x 1.49m)
Access from the landing with plumbing for washing facilities, power points, double glazed window.

Bedroom 1
11'8" x 16'8" (3.55m x 5.07m)
Access to a fantastic sized master bedroom with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, power points, double glazed windows, fitted dressing table.

Bedroom 2
11'8" x 9'6" (3.55m x 2.89m)
Good sized room with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

Bedroom 3
11'11" x 6'4" (3.64m x 1.94m)
Oak effect laminate floor, power points, double glazed window, wall mounted vertical radiator.

Shower Room
Access from the landing with shower cubicle, low level W.C., vanity wash basin with mixer tap and under storage cabinet, tiled floor, tiled elevations, double glazed frosted window.

Outside
To the front a patio area with garden section with shrubs and foliage.

To the rear an Indian stone flagged patio area