REDMAN CASEY ESTATE AGENTS

33 Pembroke Close, Horwich, Bolton, Lancashire, BL6 7TB

£145,000

A semi detached home offered with no onward chain close to amenities with views towards Rivington Pike from the front with hall, lounge, kitchen diner, conservatory. On the upper level two double bedrooms and a three piece bathroom. Externally enclosed garden to front with off road parking for 1 car and low maintenance patio to rear. Early viewing essential to fully appreciate.

- Off Road Parking
- No Chain
- Conservatory
- Two Double Bedrooms
- Views Of Rivington Pike To Front
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Pembroke Close this semi detached residence offered with no onward chain with views towards Rivington Pike from the front and briefly comprising; entrance hall, lounge, modern fitted kitchen diner, conservatory. On the upper level there are two double bedrooms and a three piece bathroom suite. Externally to the front enclosed garden and parking for 1 car. To the rear a low maintenance patio. The property is located within easy reach to local amenities and the village centre of Horwich. Middlebrook retail park is to hand along with transport & commuting links with train station, bus routes and motorway access. Early viewing is essential to fully appreciate.

Entrance Hall
Radiator, ceramic tiled flooring, stairs, door to:

Lounge 13'2" x 12'2" (4.01m x 3.72m)
Hardwood double glazed window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, double radiator, door to:

Kitchen/Diner 9'2" x 15'4" (2.79m x 4.68m)
Access from the lounge to modern fitted kitchen diner with kitchen area offering a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset single drainer sink with mixer tap, integrated oven with hob over, plumbed for washing facilities, space for fridge freezer, space for dining, window to rear, doors lead to conservatory.

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and lights connected, two windows to side, uPVC frosted double glazed window to side, window to rear, double radiator, ceramic tiled flooring, uPVC double glazed french doors to garden.

Bedroom 1 8'5" x 15'5" (2.57m x 4.69m)
Two uPVC double glazed windows to front, wall mounted radiator, power points, space for wardrobes.

Bedroom 2 13'11" x 8'8" (4.23m x 2.64m)
Access from the landing to bedroom two with window to side and rear aspect, power points, wall mounted radiator, space for wardrobes.

Landing
Stairs rise to upper level doors lead to further accommodation, loft access with pull down unfolding timber ladder, loft partially boarded with light.

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Bathroom
Three piece coloured suite comprising 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, ceramic tiled flooring.

Outside
Enclosed garden area to front with car parking space for 1 car

To the rear low maintenance flagged areas with traditional borders.

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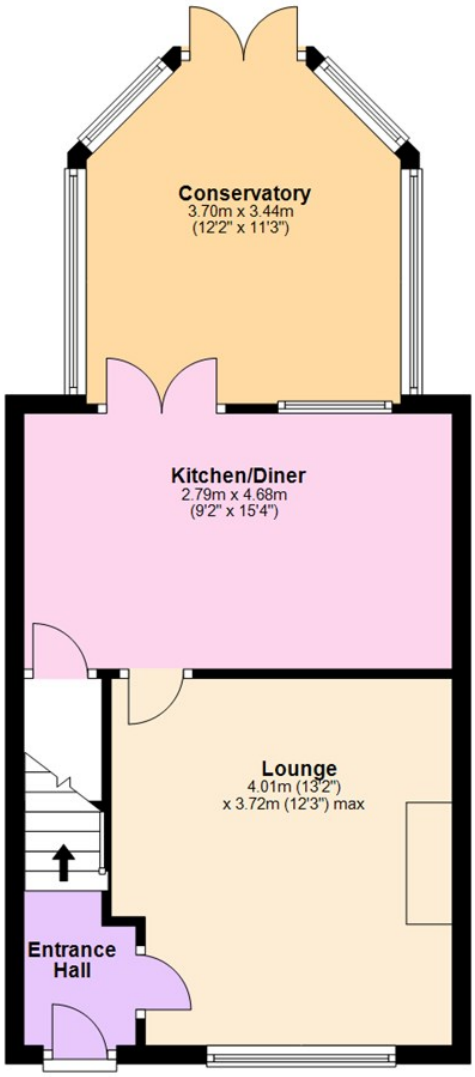
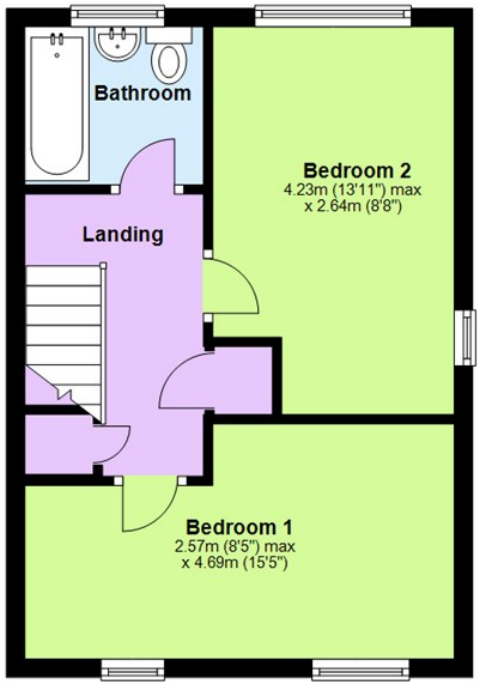
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



First Floor

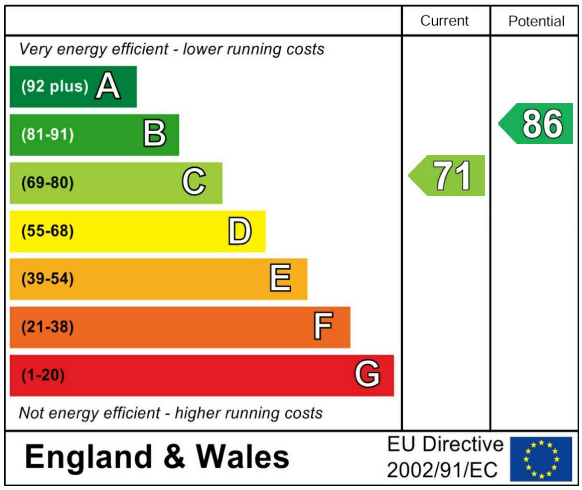
Approx. 32.4 sq. metres (348.3 sq. feet)



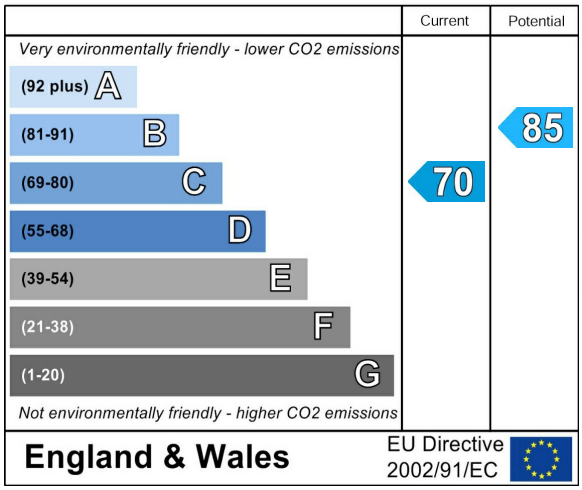
Total area: approx. 76.6 sq. metres (824.7 sq. feet)

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



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