REDMAN CASEY ESTATE AGENTS

4 Catherine Street West, Horwich, Bolton, Greater Manchester, BL6 7JY

Offers In The Region Of £150,000

Well presented and modernised three bedroom semi detached property located within easy access of local amenities, shops, schools and Rivington country park. The property offers excellent accommodation with spacious lounge and fitted kitchen three generous bedrooms and well appointed modern bathroom, gardens to front and rear sold with no chain, early viewing recommended.

- Three Bedrooms
- Ideal for commuters
- Modern bathroom
- Close to Rivington
- Recently renovated
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideal family property located within easy access of local primary and senior schools, Horwich town centre and rail links to Manchester and beyond. The property has been tastefully decorated and improved by the current owners and offers excellent accommodation which comprises :- Hallway, lounge, dining kitchen fitted with a unique modern kitchen with built in appliances. To the first floor there are three generous bedrooms the master having built in wardrobes and family bathroom fitted with a modern white suite. Outside there are gardens to the front and private enclosed gardens to the rear with large paved patio and timber decking area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to side, stairs to first floor landing, part glazed entrance door, door to:

Lounge 12'4" x 13'9" (3.77m x 4.20m)
UPVC double glazed window to front, fireplace with cast-iron stove with glass door in chimney, double radiator, coving to ceiling, door to:

Kitchen/Breakfast Room 9'7" x 13'9" (2.91m x 4.20m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, laminate flooring, door to:

Cupboard
UPVC frosted double glazed window to side, built-in under-stairs storage cupboard with shelving and gas and electricity meters.

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

Bedroom 1 12'4" x 9'11" (3.77m x 3.02m)
UPVC double glazed window to front, built-in double wardrobe(s) with hanging rails and shelving, double radiator.

Bedroom 2 9'7" x 9'11" (2.91m x 3.02m)
UPVC double glazed window to rear, double radiator.

Bedroom 3
UPVC double glazed window to front, double radiator.

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Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, double radiator, vinyl flooring.

Outside
Front garden with mature flower and shrub borders, paved pathway leading to front entrance door, enclosed by dwarf brick wall and timber fencing to front and sides.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, timber decking area, mature flower and shrub borders, ornamental sunken pond with waterfall feature. Access to store room at rear of house.

Store
Built in store accessed from the garden

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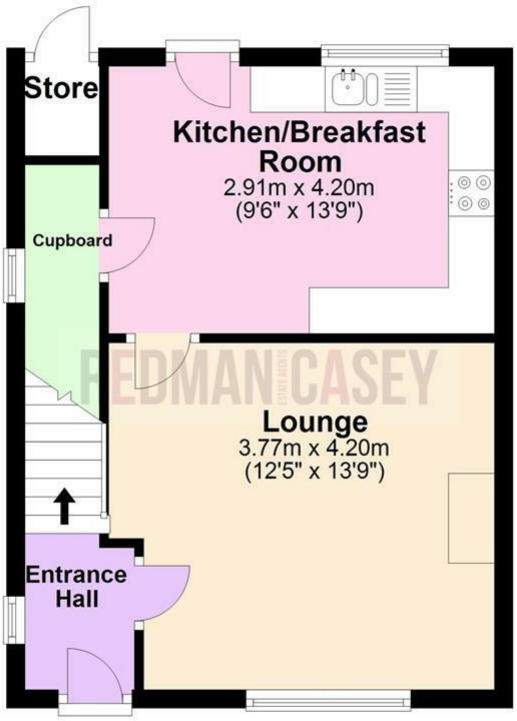
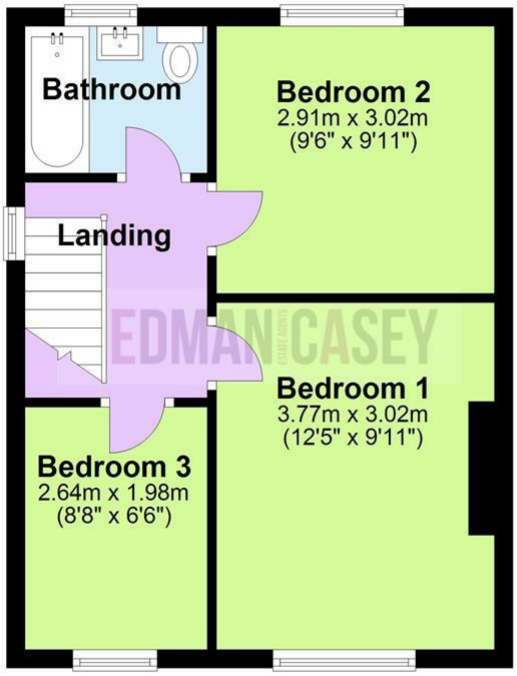
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



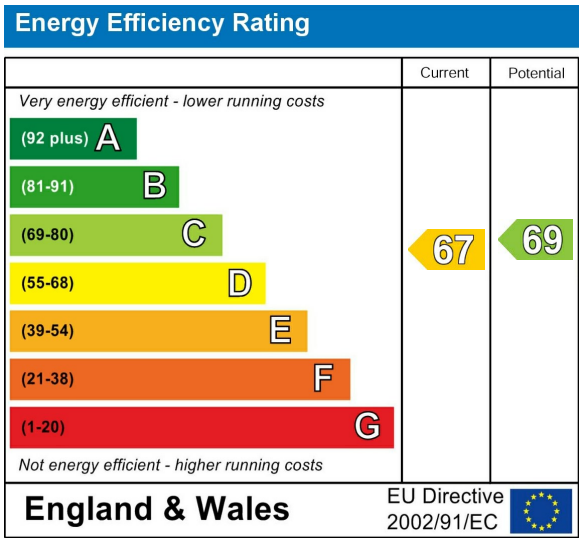
First Floor

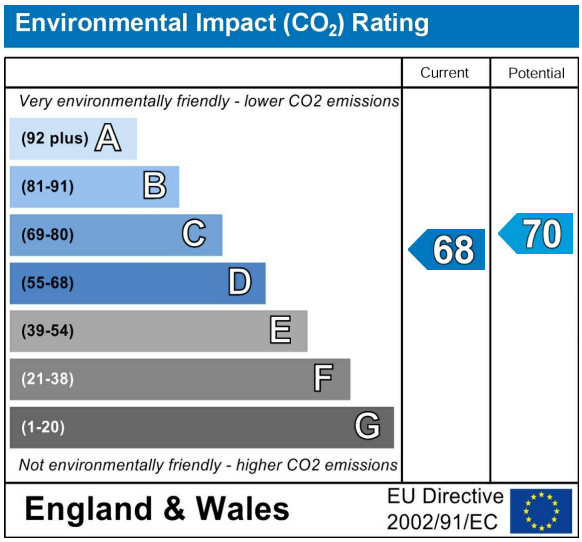
Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 69.3 sq. metres (745.6 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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