REDMAN CASEY ESTATE AGENTS

233 Crompton Way, Bolton, BL2 2RX

Offers In The Region Of £195,000

Well presented and deceptively spacious three bedroom extended semi detached property located in a very popular residential location, close to local primary school and secondary schools, local shops and amenities and good transport links. This property benefits from double glazing, gas central heating, off road parking, gardens front and rear. Sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the size, condition and all this property has to offer.

- Well Presented Semi Detached
- Extended Kitchen
- Off Road Parking
- Council Tax Band B
- Three Generous Bedroom
- 2 Separate Reception Rooms
- Vacant Possession No Chain
- EPC Rating C

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

Well presented three bedroom extended semi detached property, Located in a very popular residential location close to local shops, primary and secondary schools and good access to road and rail links for easy commute to Manchester. The property comprises:- Hallway, lounge, dining room, kitchen, To the first floor there are three bedrooms and a family bathroom. To the out side there is a garden to the front and driveway offering off road parking, to the rear there is a enclosed garden laid to lawn with mature planting and garden shed. Benefiting from double glazing and sold with vacant possession, no onward chain, Viewing is essential to appreciate the size, condition, location and all this property has to offer.

Hallway
UPVC double glazed entrance door to front, uPVC double glazed window to front, double radiator, stairs to first floor with built in understairs cupboard, door to:

Lounge 11'11" x 13'3" (3.63m x 4.04m)
UPVC glazed box window to front, fireplace with feature timber Adam style surround, double radiator.

Dining Room 11'10" x 12'6" (3.60m x 3.80m)
UPVC double glazed window to rear, coal effect electric fire set in feature wooden surround, uPVC double glazed entrance double door to rear, door to:

Kitchen 15'0" x 6'6" (4.57m x 1.99m)
Fitted with a matching range of base and eye level units with drawers and cornice trims, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to side.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'11" x 11'9" (3.63m x 3.59m)
UPVC double glazed window to front, built-in storage with hanging space, Storage cupboard, radiator, two double doors, door to:

Bedroom 3 8'11" x 7'5" (2.72m x 2.26m)
UPVC glazed window to front, radiator.

Bedroom 2 9'9" x 11'11" (2.97m x 3.63m)
UPVC double glazed window to rear, radiator.

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

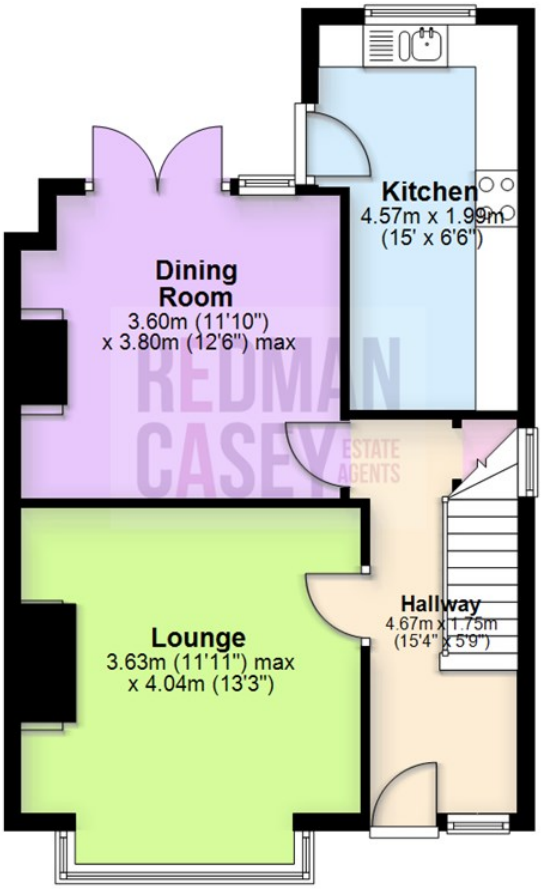
Bathroom
Fitted with three piece suite comprising wash hand basin in vanity unit with base cupboard, mixer tap, tiled splashback and mirror, shower enclosure with matching shower base and glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator, door.

Outside
Front Garden mature borders paved pathway leading to front entrance door paved driveway.
Enclosed Rear garden with mature planting lawned area paved patio and garden shed.

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

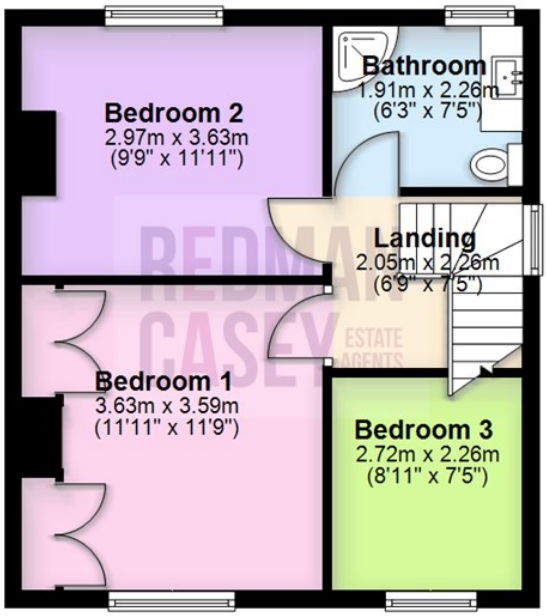
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

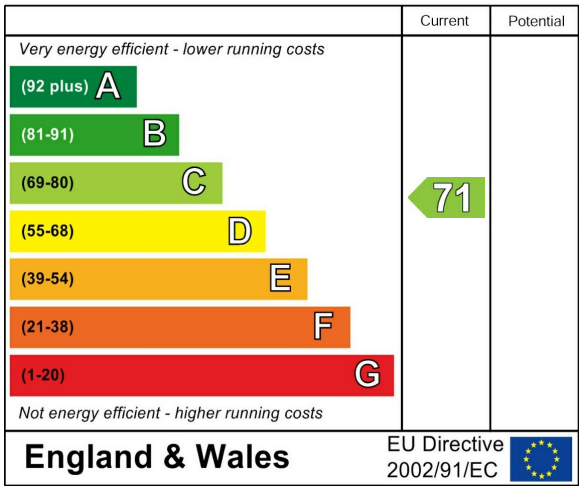
Approx. 40.4 sq. metres (434.4 sq. feet)



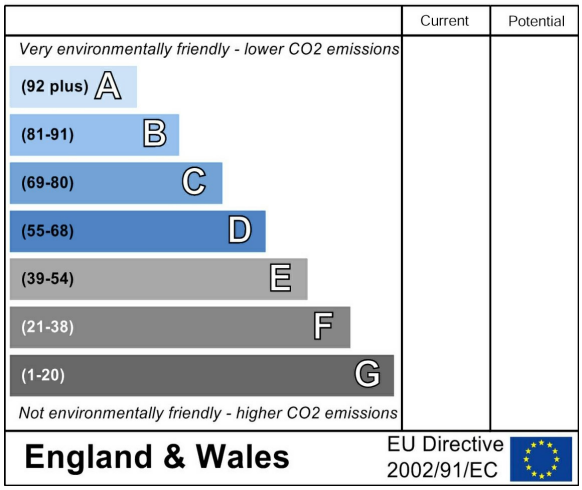
Total area: approx. 89.3 sq. metres (961.0 sq. feet)

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