REDMAN CASEY ESTATE AGENTS

7 Grosvenor Way, Horwich, Bolton, BL6 6DJ

£160,000

Three bedroom town house in the popular residential location of Stocks Park Horwich. Close to local schools, shops, and all local amenities. This property benefits from double glazing, gas central heating, garage, gardens front and rear and is sold with vacant possession and no onward chain. Views over Rivington Pike and Winter Hill. Viewing advised to appreciate all that this property has to offer.

- Three Bedroom
- No Chain
- Garage
- Double Glazing
- Awaiting EPC
- Vacant Possession
- Gardens Front And Rear
- Gas Central Heating
- Council Tax Band B

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

Three bedroom town house, Located in the very popular residential and sought after location of Stocks Park this property is close to local, schools, shops and all local amenities. The property comprises;- Entrance porch, lounge, kitchen diner. To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there are gardens front and rear with patio seating area at the rear and an access path to the garage. Benefitting from double glazing, gas central heating, views over Rivington and Winter Hill, garage ,and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate all this property has to offer.

Porch
Two metal frame double glazed windows to side, metal double glazed sliding entrance door to front, metal double glazed sliding door to front.

Lounge 13'1" x 17'0" (4.00m x 5.18m)
UPVC double glazed window to front, wall mounted coal effect gas fire, two double radiators, stairs:

Kitchen/Diner 9'1" x 17'0" (2.76m x 5.18m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric oven, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance door to rear, door to Storage cupboard.

Bedroom 1 13'1" x 9'5" (4.00m x 2.87m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bedroom 2 9'1" x 9'8" (2.76m x 2.95m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'0" x 6'11" (2.44m x 2.11m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower over and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Landing

Garage 11'2" x 7'1" (3.41m x 2.16m)
UPVC double glazed window, metal up and over door.

Outside Front
Garden fronted, laid to lawn and mature planting

Outside Rear

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Enclosed garden with mature planting and laid to lawn.
Paths leading to side of property and to garage.

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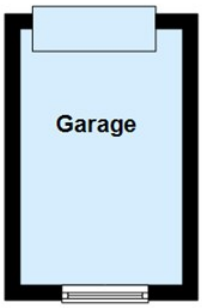
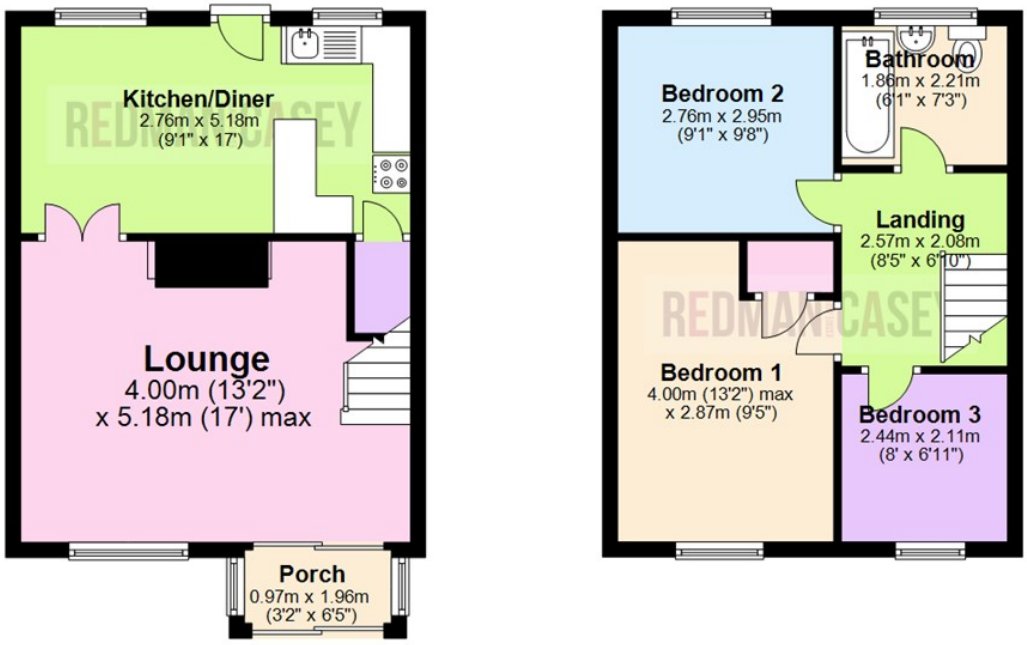
Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



First Floor

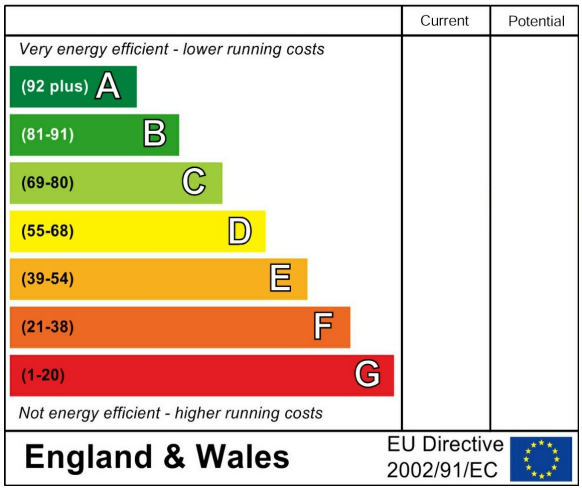
Approx. 35.6 sq. metres (383.4 sq. feet)



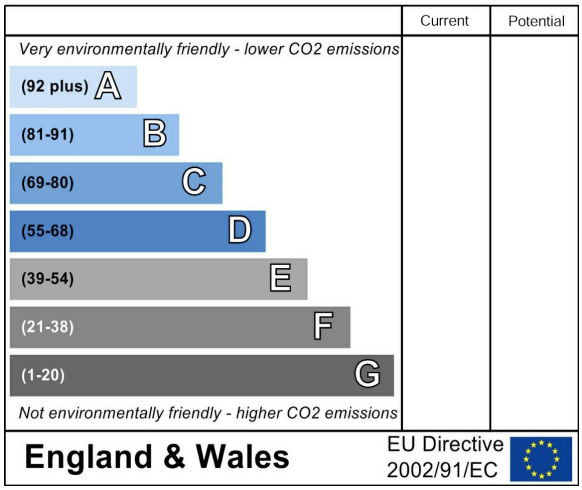
Total area: approx. 80.6 sq. metres (867.7 sq. feet)

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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