REDMAN CASEY ESTATE AGENTS

9 Lancashire Way, Horwich, Bolton, BL6 5WG

Offers Around £259,950

Well presented three bedroom semi detached property located in a very popular residential location. Close to local secondary and primary schools, local shops, easy access to road and rail links and all amenities. This well presented property benefits from En-suite to master bedroom, off road parking, fitted wardrobes, gas central heating, double glazing, garden room with lighting and heating, patio seating area, sold with vacant possession and no onward chain. Viewing highly recommended to appreciate everything that this home has to offer.

- Semi Detached
- Garden Room
- Vacant Possession
- EPC Rating B
- Off Road Parking
- Three Bedroom
- En- Suite To Master
- No Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented three bed semi detached property located in a very popular residential location, close to local secondary and primary schools, local shops, local amenities and easy access to road and rail links making easy commute to Manchester and Preston. The property comprises:- Entrance hall, WC. lounge, kitchen diner leading to garden and Garden room. To the first floor there are three bedrooms the master having an En-suite and a family bathroom. This home also benefits from off road parking, gardens front and rear with decked patio seating area, double glazing, gas central heating, garden room/ home office fully insulated with heating and power. This property will be sold with vacant possession and no onward chain. Viewing highly recommended to appreciate the location, condition and all that is on offer.

Entrance Hall
Radiator, metal double glazed frosted entrance door to front,

WC
Two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

Lounge 15'8" x 15'2" (4.77m x 4.62m)
UPVC double glazed window to front, radiator, stairs.

Kitchen/Dining Room 11'1" x 15'2" (3.37m x 4.62m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer and automatic washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed entrance double door to rear,:

Garden Room/Home Office 8'11" x 13'9" (2.71m x 4.20m)
Hardwood double glazed window to front, window to front, electric radiator, hardwood double glazed entrance double door to front power and lighting, fully insulated with lighting.

Bedroom 1 12'4" x 10'6" (3.75m x 3.21m)
UPVC double glazed window to rear, Storage cupboard, radiator, double door, :

En-suite
Three piece suite comprising wash hand basin, recessed tiled shower enclosure with glass screen and close coupled WC, tiled splashbacks, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

Bedroom 2 9'11" x 8'6" (3.02m x 2.58m)
UPVC double glazed window to front, radiator, :

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Bedroom 3 6'5" x 6'8" (1.95m x 2.03m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with mixer tap, wash hand basin with extensive ceramic and tiling and close coupled WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Landing

Outside Front
Off road parking for two vehicles and area laid to lawn.

Outside Rear
Enclosed rear garden with patio dining area laid to lawn mature planting and garden room

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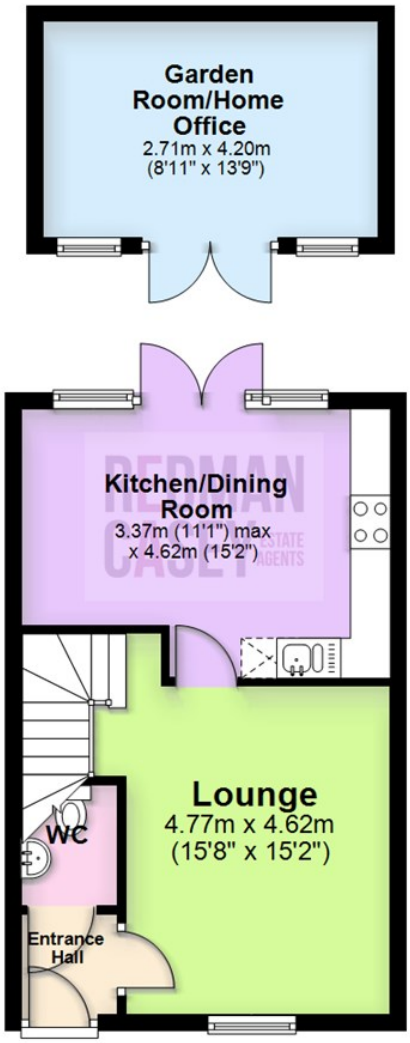
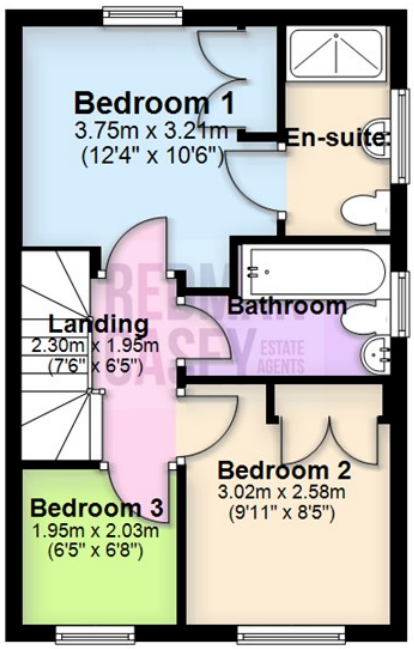
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

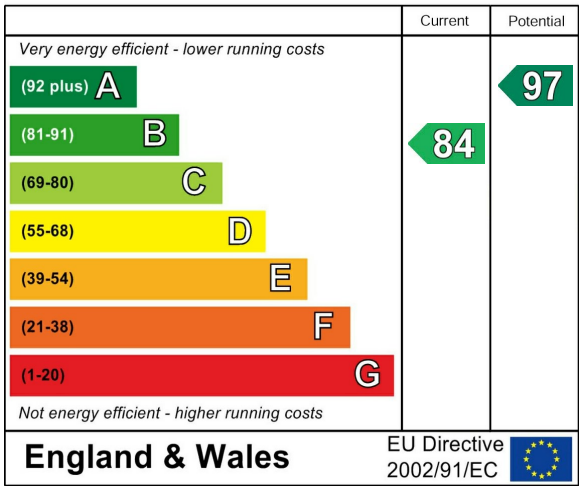
Approx. 36.1 sq. metres (388.3 sq. feet)



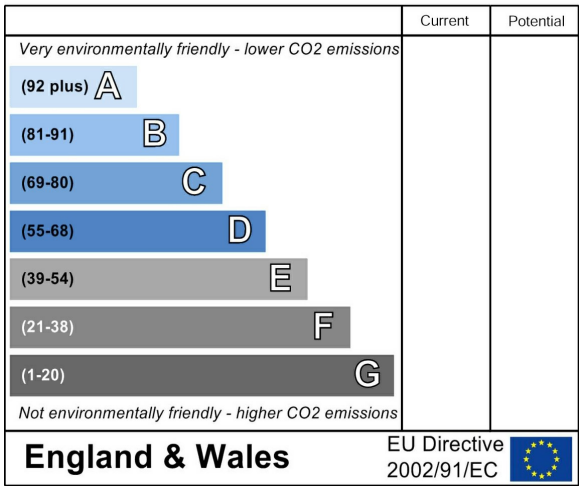
Total area: approx. 82.5 sq. metres (887.9 sq. feet)

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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