REDMAN CASEY ESTATE AGENTS

21 Grosvenor Way, Horwich, Bolton, BL6 6DJ

Offers In The Region Of £180,000

This 3 bedroom mid-townhouse property, is the perfect family home. The property offers spacious living accommodation, featuring three well-proportioned bedrooms, allowing ample space for a growing family. generous living room with multi fuel stove, fitted kitchen diner and modern bathroom fitted with a three piece white suite. Further enhancing the appeal of this property is the addition of ope plan front gardens and private rear gardens along with a single garage, providing secure off-road parking and essential storage space. Viewing is essential to appreciate all that is on offer.

- 3 Bed End Townhouse
- Fitted Kitchen Diner
- Gardens and Garage
- EPC Rating TBC
- Lounge with Multifuel Stove
- Modern Bathroom
- Viewing Essential
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Tucked away just off Stocks Park drive this three bedroom end townhouse offers excellent accommodation for a growing family, and is ideally located for many of Horwich' amenities with sought after schools, leisure centre and new doctors surgery along with Rivington country park on the doorstep. The property comprises Porch. lounge with multi fuel stove, fitted dining kitchen, three generous bedrooms and modern bathroom fitted with a three piece suite. Outside there is an open plan front garden and a private rear garden enclosed and with mature borders and lawned area leading to a detached garage, The property benefits from gas central heating and uPVC double glazing. Viewing is essential to appreciate all that is on offer.

Porch
Frosted window, uPVC double glazed entrance door with matching side panel, door to:

Lounge 13'3" x 16'11" (4.03m x 5.15m)
UPVC double glazed window to front, feature slate tiled fireplace with tiled inset and hearth, cast- iron solid fuel burner stove with glass door in chimney, Storage cupboard, radiator, carpeted stairs to first floor landing, double door to:

Kitchen/Diner 9'1" x 16'11" (2.76m x 5.15m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with 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, radiator, tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed french doors to garden, door.

Landing
Access to insulated loft, door to:

Bedroom 2 9'3" x 9'6" (2.82m x 2.90m)
UPVC double glazed window to rear, radiator.

Bedroom 1 12'4" x 9'2" (3.77m x 2.79m)
UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

Bedroom 3 8'10" x 7'7" (2.68m x 2.31m)
UPVC double glazed window to front, radiator.

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

Outside
Open plan front garden with area and mature flower and shrub borders, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, rear gated access, paved sun patio, paved pathway, detached brick built garage with up and over door rear personel door.

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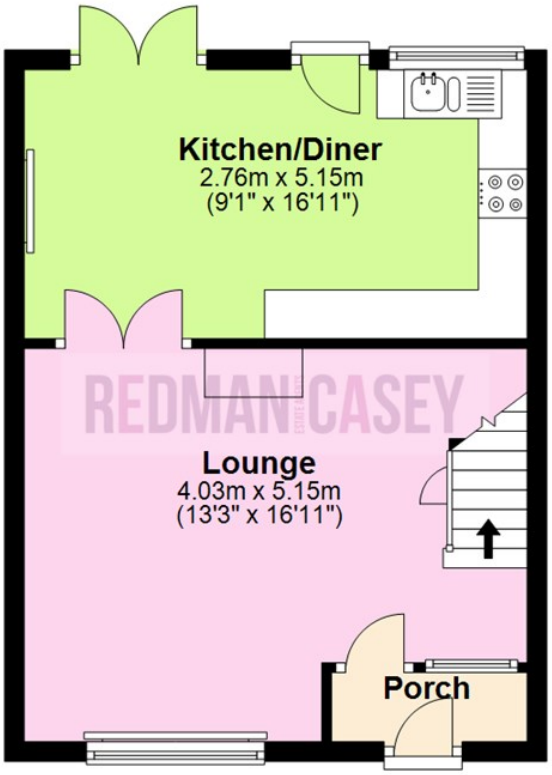
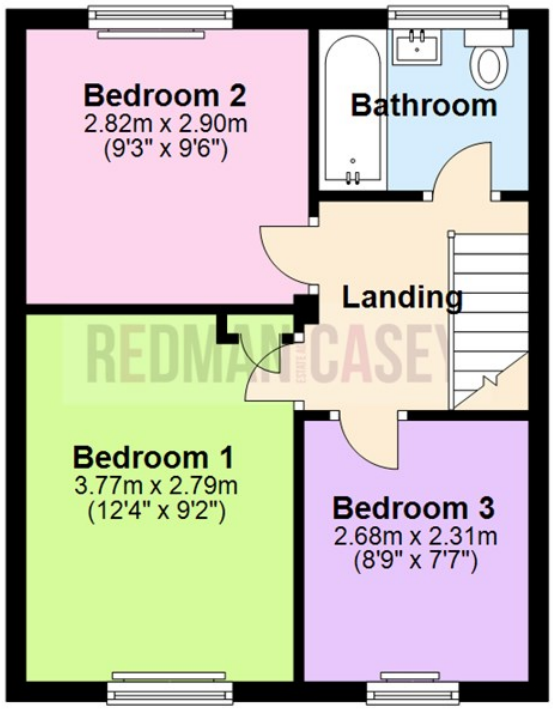
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



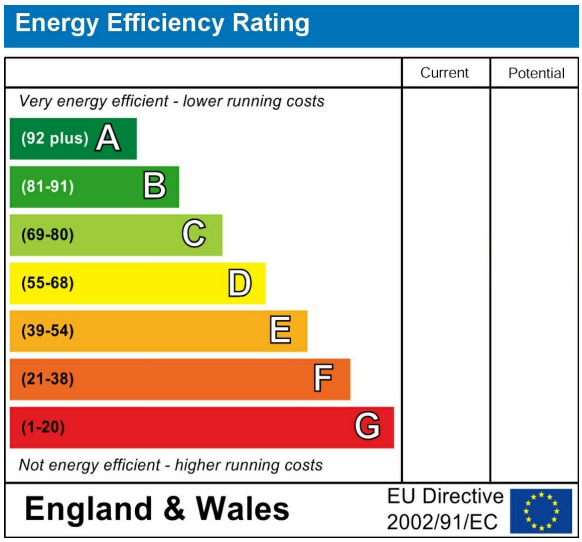
First Floor

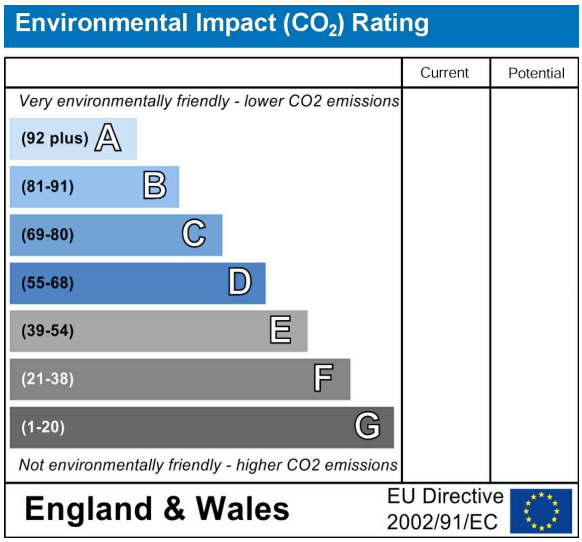
Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 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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