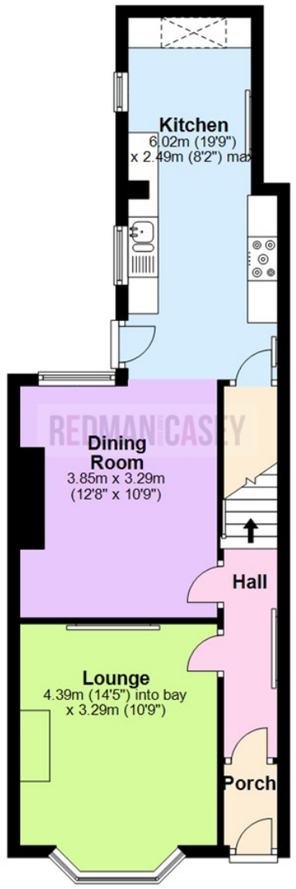
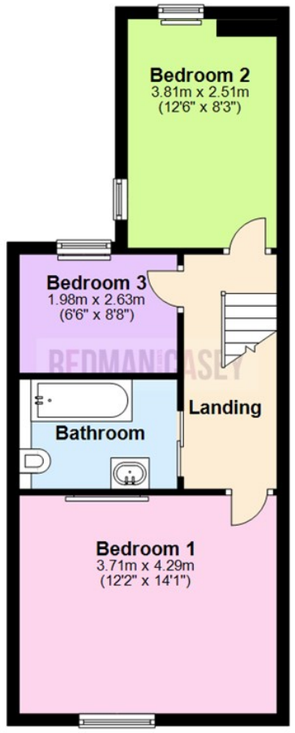
Ground Floor
Approx. 46.9 sq. metres (505.3 sq. feet)

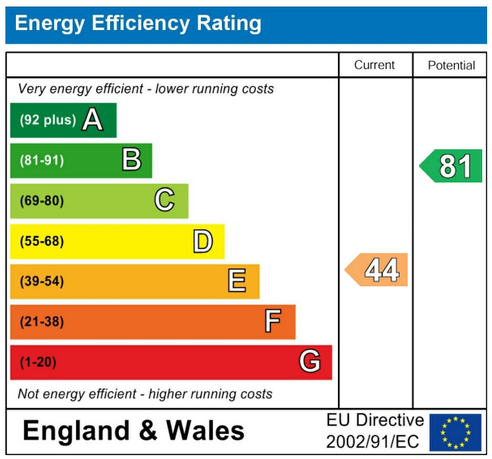


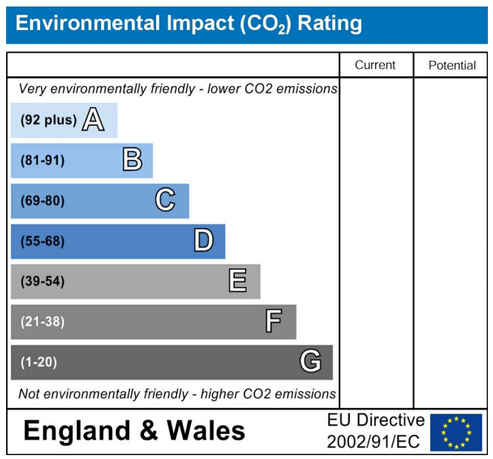
First Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 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.





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

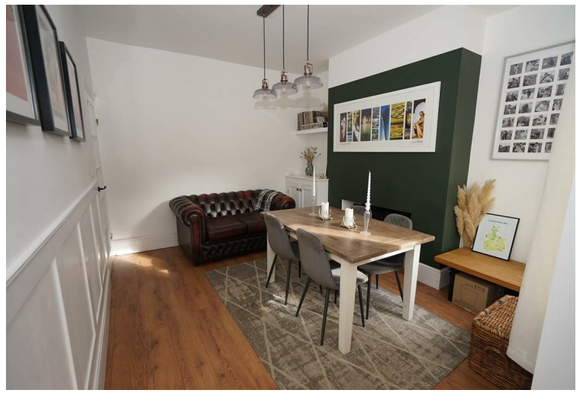
REDMAN CASEY ESTATE AGENTS

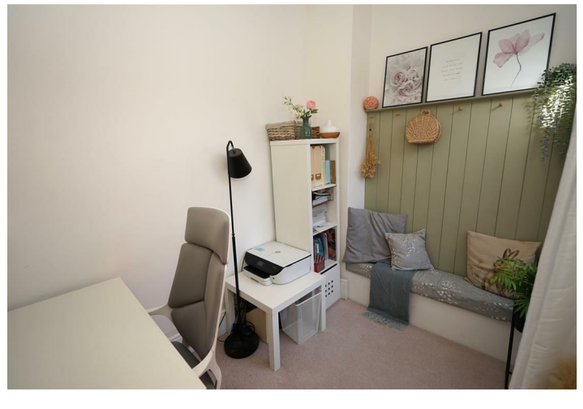
15 Melbourne Grove, Horwich, Bolton, Lancashire, BL6 5NB

Deceptively spacious and improved three bedroom mid terraced property, Ideally located for access to local amenities , Parrish church school and Leisure center. The property offers excellent accommodation with separate lounge and open plan kitchen diner, three bedrooms and stunning bathroom, the property has a small rear courtyard viewing is highly recommended.

Offers In The Region Of £180,000

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





Located within easy access of local amenities this property offers excellent family accommodation which has been improved throughout and redesigned to provide modern living which comprises: - Porch, lounge dining room, open plan to fitted kitchen fitted with a range of modern base and wall units with built in appliances. to the first floor there are three bedrooms and stunning bathroom fitted with a modern white 3 piece suite. Outside there is a enclosed courtyard with patio. Viewing is highly recommended to appreciate all on offer.

Porch
Quarry tiled flooring, dado rail, half height panelling, coving to ceiling, uPVC double glazed entrance door, door to:

Hall
Radiator, laminate flooring, coving to ceiling, stairs to first floor landing, door to:

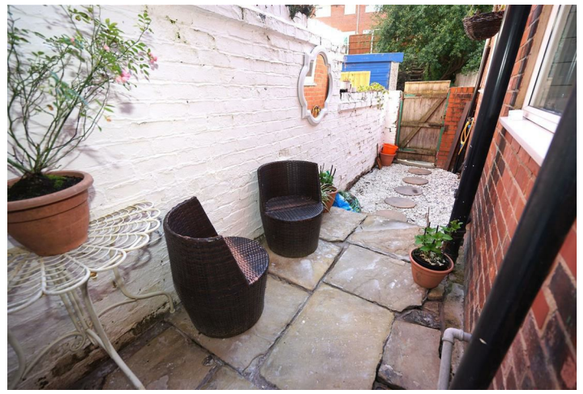
Lounge
14'5" x 10'10" (4.39m x 3.29m)
UPVC double glazed bay window to front, fireplace with marble effect hearth, timber mantle over, radiator, laminate flooring, coving to ceiling.

Dining Room
12'8" x 10'10" (3.85m x 3.29m)
UPVC double glazed window to rear, laminate flooring, open plan, door to:

Kitchen
19'9" x 8'2" (6.02m x 2.49m)
Fitted with a matching range of white base and eye level units with drawers and contrasting oak worktop space, wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for American style fridge/freezer, built-in electric fan assisted oven, five ring gas hob, uPVC double glazed window to side, uPVC frosted double glazed window to side, radiator, Feature vertical radiator, uPVC door to rear, door to built-in under-stairs storage cupboard.

Landing
Access to loft with pull down ladder, sliding door to Bathroom, door to:

Bedroom 1
12'2" x 14'1" (3.71m x 4.29m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted wardrobes with sliding doors, radiator.



Bedroom 2
12'6" x 8'3" (3.81m x 2.51m)
UPVC double glazed window to side, uPVC double glazed window to rear, radiator.

Bedroom 3
6'6" x 8'8" (1.98m x 2.63m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece coloured modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin on vanity unit with drawers and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

Outside
Front garden, dwarf brick wall to front and sides with gravelled area and paved pathway leading to front entrance door.
Rear enclosed by brick wall to rear and sides with gravelled paved, courtyard, rear gated access, outside cold water tap.