REDMAN CASEY ESTATE AGENTS

18 Stoneycroft Avenue, Horwich, Bolton, BL6 6AN

Offers In The Region Of £400,000

Well presented and deceptively spacious detached property offering fantastic accommodation with open views to the rear. Situated on this quiet cul de sac the property is available with no chain and vacant possession. with 4 bedrooms and 3 reception rooms bathroom and wet room gardens and garage / store room. Viewing is essential to appreciate all that is on offer.

- 4 Bedrooms Detached
- Bathroom and Wet Room
- No Chain
- EPC Rating TBC
- 3 Reception Rooms
- Open Views to Rear
- Vacant Possession
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for Rivington countryside this deceptively spacious detached property offers superb accommodation and is sold with no chain and vacant possession. Internally the property comprises : Entrance hall, lounge, sitting room, dining room, kitchen, wet room. To the first floor there are 4 generous bedrooms and bathroom plus separate wc. Outside there are open plan gardens to the front with extensive driveway parking leading to a brick built garage/ store room. To the rear there is a lovely enclosed garden with large patio and superb open views over Rivington. Viewing is essential to appreciate all that is on offer,

Entrance Hall
Built-in under-stairs storage cupboard, warm air vent, stairs to first floor landing, uPVC double glazed entrance door with matching side panel, double door to built-in boiler cupboard, housing gas warm air boiler serving heating system, door to:

Lounge 16'11" x 12'6" (5.15m x 3.80m)
UPVC double glazed window to side, uPVC double glazed window to front, warm air vent.

Dining Area 10'1" x 8'10" (3.08m x 2.68m)
UPVC double glazed bow window to rear with panoramic views of open countryside, warm air vent, door to:

Sitting Room 13'3" x 10'0" (4.04m x 3.05m)
UPVC double glazed window to rear with panoramic views of open countryside, warm air vent.

Kitchen 13'3" x 8'5" (4.04m x 2.57m)
Fitted with a matching range of base and eye level cupboards with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, laminate flooring.

Wet Room
With tiled shower area with electric shower over, corner pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Landing
UPVC double glazed window to front, access to loft eaves space, door to:

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Bedroom 1 11'9" x 12'6" (3.59m x 3.80m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, warm air vent.

Bedroom 2 13'3" x 10'2" (4.04m x 3.09m)
UPVC double glazed window to rear with panoramic views of open countryside, warm air vent.

Bathroom
Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and tiled shower enclosure with electric shower over, ceramic tiling to all walls, electric fan heater, uPVC frosted double glazed window to side, laminate flooring, wall mounted gas boiler serving domestic hot water.

Bedroom 3 10'4" x 8'6" (3.14m x 2.59m)
UPVC double glazed window to rear with panoramic views of open countryside.

Bedroom 4 10'4" x 8'10" (3.14m x 2.69m)
UPVC double glazed window to rear with panoramic views of open countryside, warm air vent.

WC
UPVC frosted double glazed window to side, fitted with low-level WC, half height ceramic tiling to all walls, laminate flooring.

Outside
Open plan front garden, tarmac driveway to the front and side leading to carport and garage and with car parking space for four cars with lawned area and mature flower and shrub borders, enclosed by mature hedge to front and sides.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, gravelled pathway with lawned area and mature flower and shrub borders, aluminium greenhouse.

Garage / Storage 13'7" x 8'5" (4.14m x 2.57m)
Attached brick built garage / storage with power and light connected, up and over door, side door.

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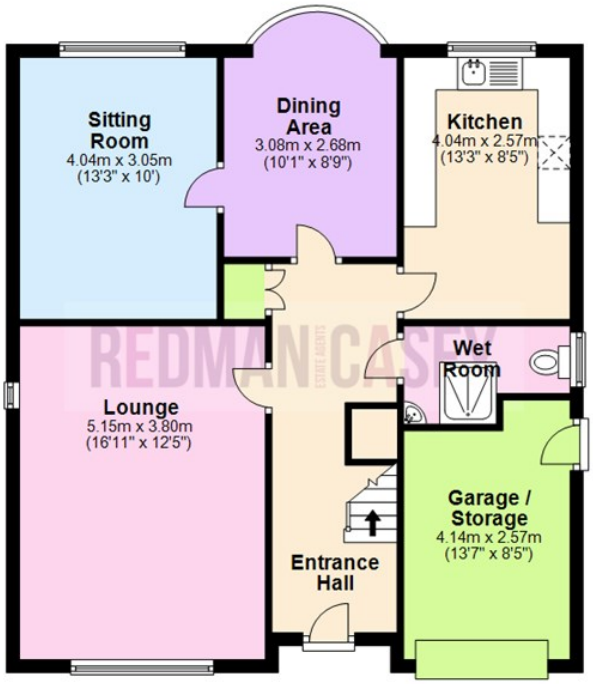
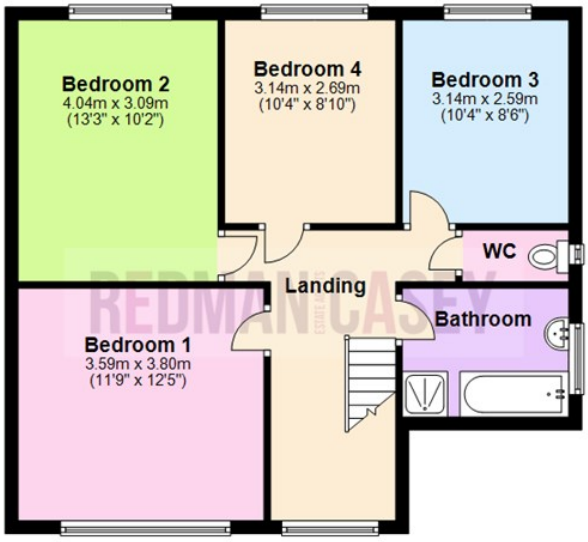
Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



First Floor

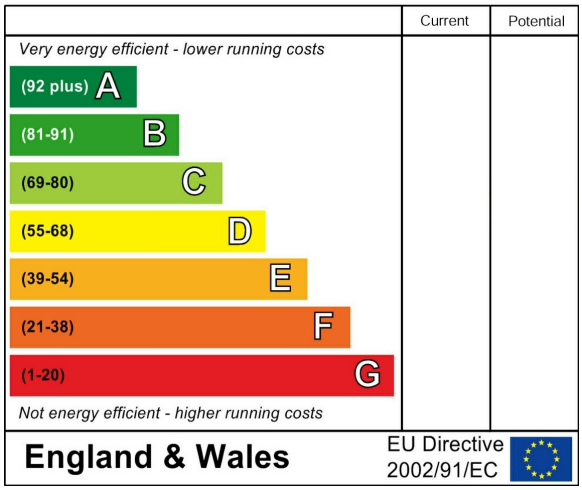
Approx. 61.6 sq. metres (663.3 sq. feet)



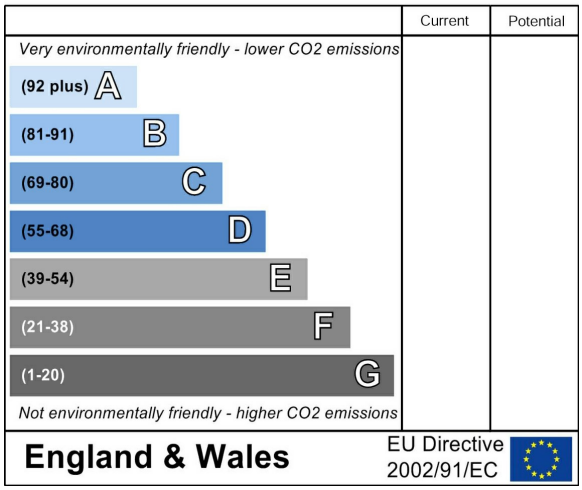
Total area: approx. 129.9 sq. metres (1397.9 sq. feet)

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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