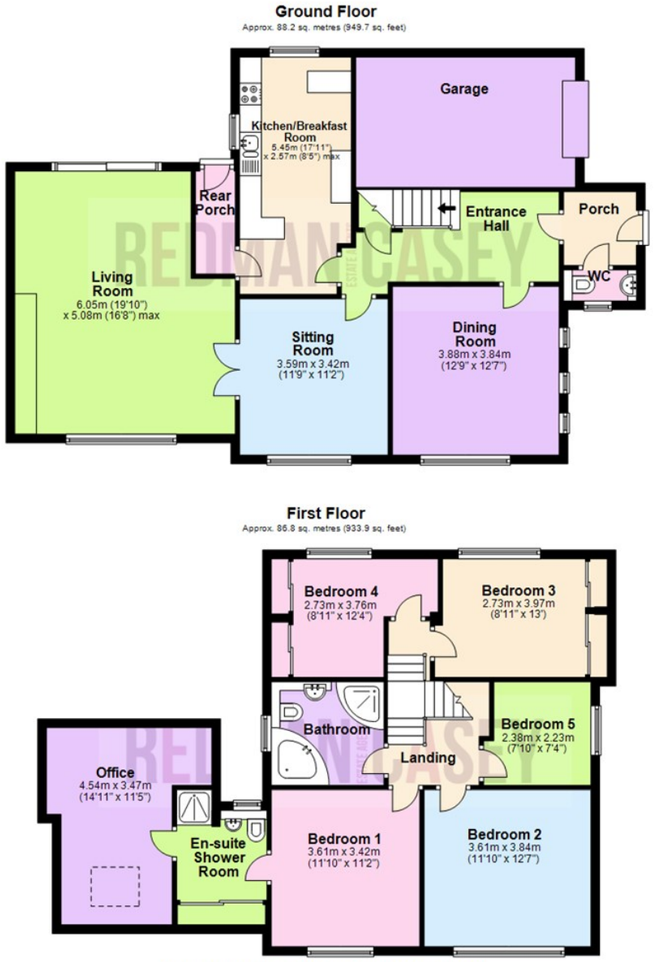

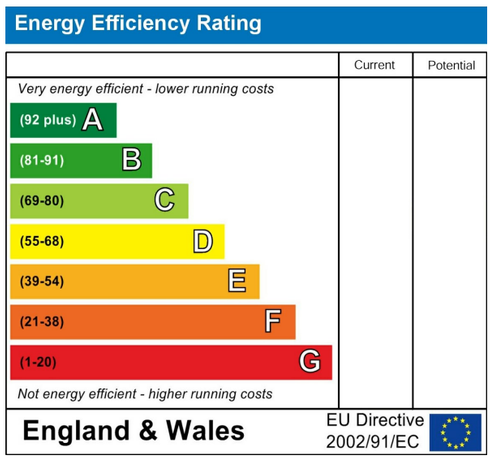

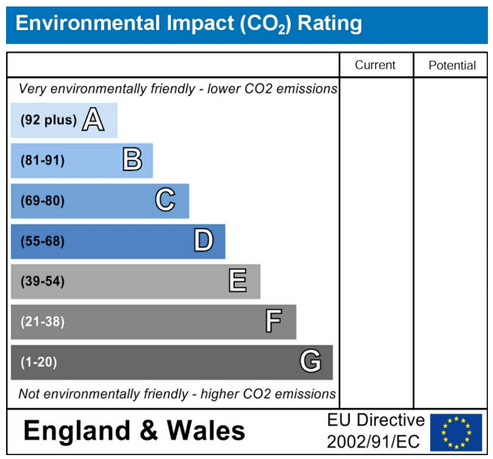

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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REDMAN CASEY ESTATE AGENTS

14 Old Vicarage Road, Horwich, Bolton, BL6 6QT

Having been in the same family for nearly fifty years this truly is a once in a lifetime opportunity to purchase this superb family home. The property has been adapted and extended over the course of the ownership to provide flexible accommodation with three reception rooms 5 bedrooms two bathrooms breakfast kitchen and office. But despite the expansion the property still retains excellent garden areas to front side and rear along with driveway parking for 3 cars and a single garage. Situated in one of Horwich' most sought after locations only by viewing the property can you truly appreciate all that is on offer.

Offers In The Region Of £475,000

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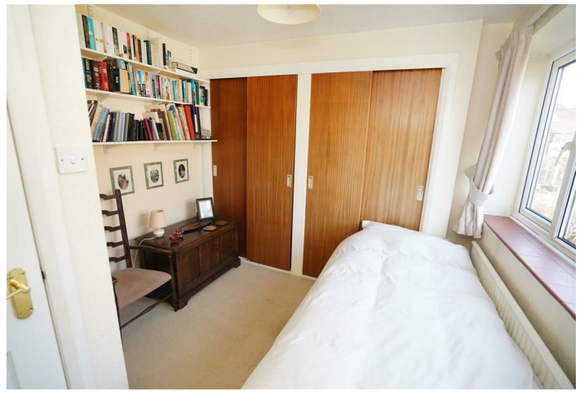

Situated on a corner plot this extended 5 bedroom detached property has been in the same family for nearly Fifty years, it has been altered and extended over that time to provide superb and flexible family accommodation, which comprises : Porch, cloakroom w.c. Entrance hall, dining room, sitting room, living room and breakfast kitchen fitted with a range of base and wall units with built in appliances. To the first floor there are 5 generous bedrooms the master having a en-suite shower room with built in wardrobe which leads to a large office ideal for conversion to a;large walk in wardrobe. Family bathroom fitted with a four piece suite. Outside there are extensive gardens to the front side and rear along with large block paved driveway offering off road parking for 3 cars and a single brick built garage. Ideally located in this highly sought after area, with the M61 and Horwich Parkway station within 21/2 miles ideal for the commuter who wants close proximity for travel but semi rural living being on the doorstep of Rivington Countryside. Viewing is essential to appreciate all that is on offer.

Porch
Karndean flooring, coving to ceiling, uPVC double glazed entrance door with matching side panels yard, door to:

WC
UPVC double glazed window to front, fitted with two piece white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, heated towel rail, karndean flooring.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, karndean flooring, carpeted stairs to first floor landing, door to:

Dining Room
12'9" x 12'7" (3.88m x 3.84m)
UPVC double glazed window to front, three uPVC frosted double glazed windows to side, radiator, Exposed brick wall, coving to ceiling.

Sitting Room
11'9" x 11'3" (3.59m x 3.42m)
UPVC double glazed window to front, radiator, coving to ceiling, double door to Living Room, door to:

Kitchen/Breakfast Room
17'11" x 8'5" (5.45m x 2.57m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood, built-in microwave, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, vinyl flooring, door to:

Rear Porch
Vinyl flooring, space for tumble dryer, uPVC double glazed door to garden, door to:

Living Room
19'10" x 16'8" (6.05m x 5.08m)
UPVC double glazed window to front, coal effect gas fire set in brick built surround and slate hearth, radiator, coving to ceiling, uPVC double glazed patio door to garden, door to:

Landing
Door to:

Bedroom 1
11'10" x 11'3" (3.61m x 3.42m)
UPVC double glazed window to front, radiator, door to:

En-suite Shower Room
Fitted with three piece suite comprising tiled shower enclosure with electric shower over, wall mounted wash hand basin with mixer tap and WC with hidden cistern full height ceramic tiling to three walls, uPVC frosted double glazed window to rear, built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, sliding door, door to:

Office
14'11" x 11'5" (4.54m x 3.47m)
Double glazed velux skylight to front, double radiator.

Bedroom 2
11'10" x 12'7" (3.61m x 3.84m)
UPVC double glazed window to front, radiator.

Bedroom 3
8'11" x 13'0" (2.73m x 3.97m)
UPVC double glazed window to rear, built-in wardrobe(s) with sliding door, built-in double wardrobe(s) with sliding door, radiator, two sliding doors, door to:

Bedroom 4
8'11" x 12'4" (2.73m x 3.76m)
UPVC double glazed window to rear, built-in double wardrobe(s) with sliding door, built-in double wardrobe(s) with sliding doors, radiator, two sliding doors, door to:

Bedroom 5
7'10" x 7'4" (2.38m x 2.23m)
UPVC double glazed window to side, radiator.

Bathroom
Fitted with four piece white suite with deep corner bath with hand shower attachment and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure with electric shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to side, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall to front and sides with lawned area, paved pathway and mature flower and shrub borders.
Extensive block paved driveway to the side leading to garage and with for three cars enclosed by dwarf brick wall, timber fencing and mature hedge to sides.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved circular sun patio with steps up to lawned area and established ornamental flower and shrub borders beds, side gated access, timber garden shed, outside cold water tap, security lighting and power socket.

Garage
Attached brick built garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

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