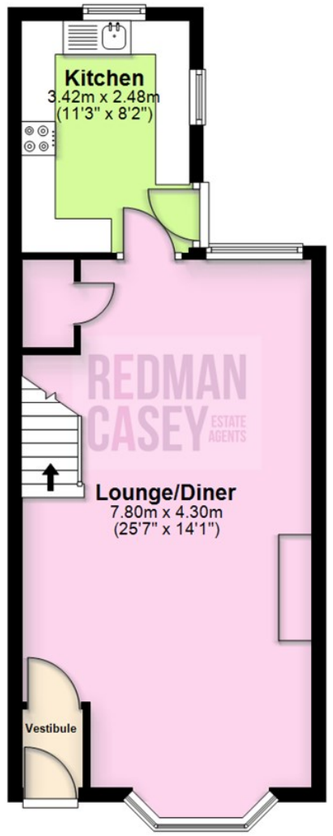
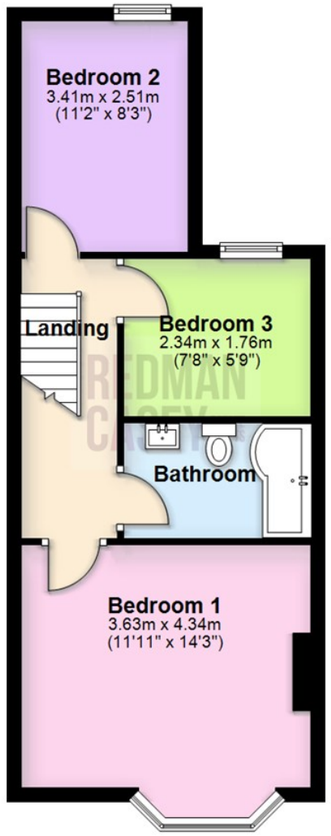
Ground Floor
Approx. 42.5 sq. metres (457.3 sq. feet)

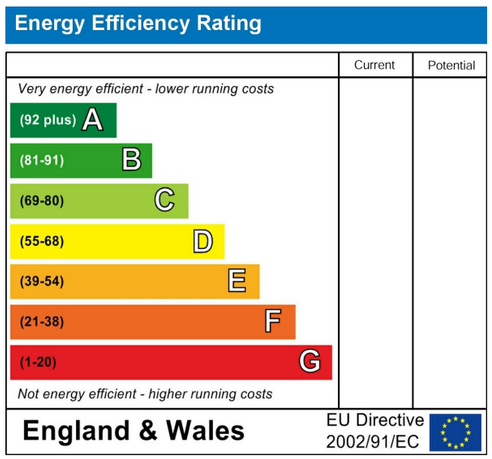


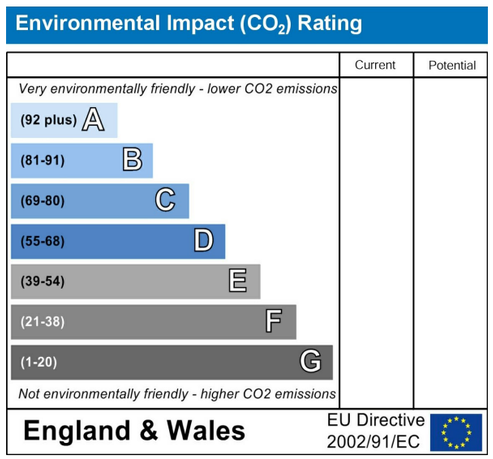
First Floor
Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 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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REDMAN CASEY ESTATE AGENTS

104 Crown Lane, Horwich, Bolton, BL6 7QN

Superb three bedroom mid terraced property, situated in a very popular residential location close to local shops, schools, local amenities and within walking distance of Rivington Country Park. This modernised property offers spacious living with outside space to the rear. This property will be sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer and to avoid disappointment.

Offers In The Region Of £210,000

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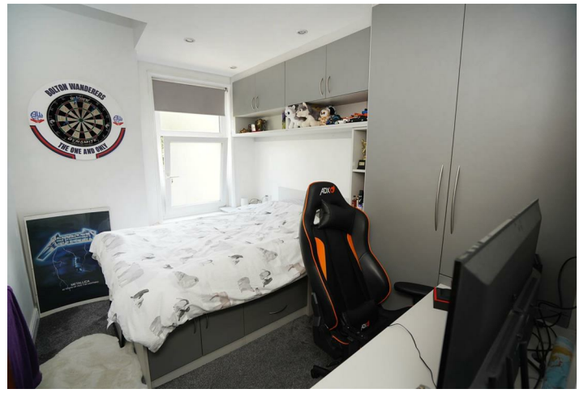

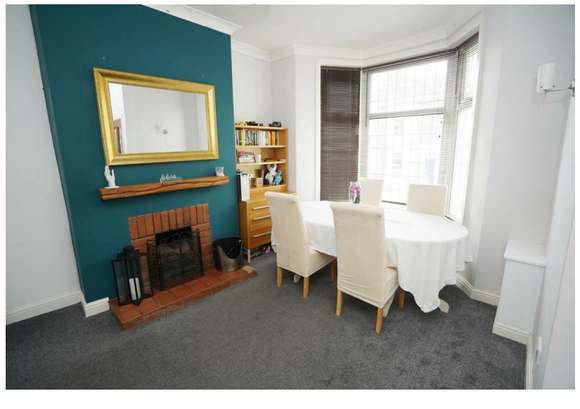
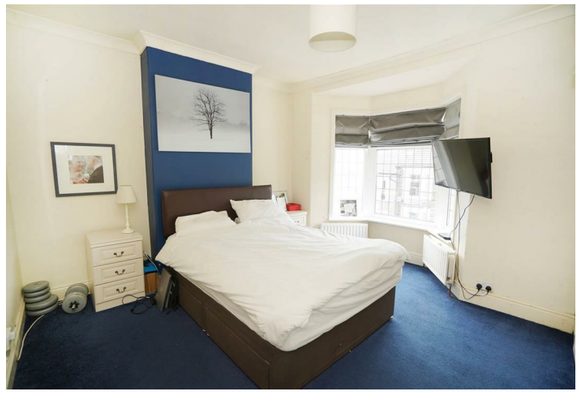
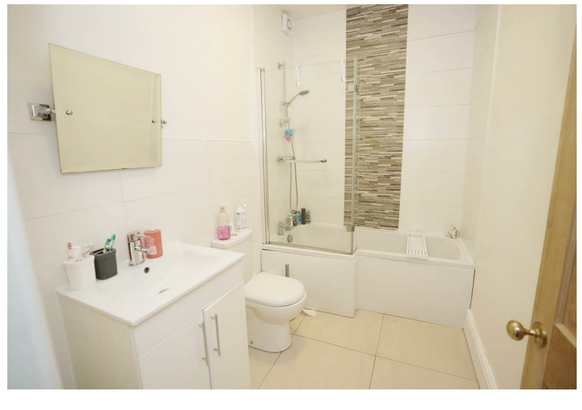
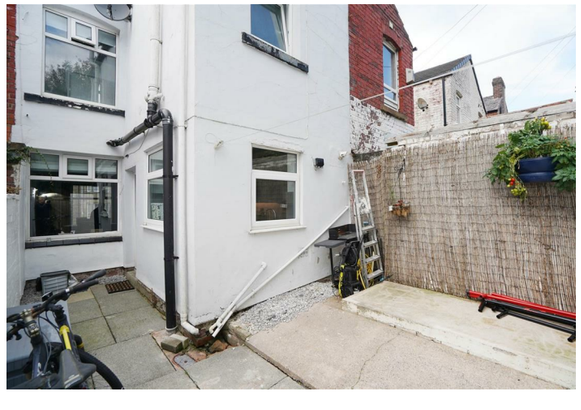
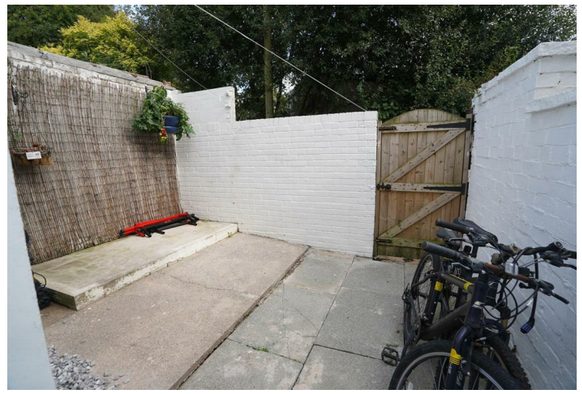

Superb three bedroom mid terraced property, fully modernised is a great residential location, close to local schools, shops and amenities within walking distance of Rivington Country Park. The property comprises :- Entrance hall, open plan lounge diner, modern matt grey kitchen with built in and integrated appliances. To the first floor there are two double bedrooms and a further single bedroom. Modern three piece family bathroom. To the outside there is a front garden area and to the rear a fully enclosed yard with paved patio area. The property also benefits from double glazing, gas central heating with a solid fuel cast iron fire in the lounge. This spacious property is highly recommended for viewing to appreciate all that is on offer.

Vestibule
Ceramic tiled flooring, uPVC double glazed entrance door, door to:

Lounge/Diner
25'7" x 14'1" (7.80m x 4.30m)
UPVC double glazed bay window to front, uPVC double glazed window to rear, open fire set in brick built and cast- grate in chimney, timber mantle over, built-in under-stairs storage cupboard, two radiators, Part fitted carpet part laminate flooring, two wall lights, coving to ceiling, carpeted stairs to first floor landing, door to:

Kitchen
11'3" x 8'2" (3.42m x 2.48m)
Fitted with a matching range Matt grey base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, composite sink unit with stainless steel mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, laminate flooring, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1
11'11" x 14'3" (3.63m x 4.34m)
UPVC double glazed leaded bay window to front, two double radiators, coving to ceiling.

Bedroom 3
7'8" x 5'9" (2.34m x 1.76m)
UPVC double glazed window to rear, column radiator.

Bedroom 2
11'2" x 8'3" (3.41m x 2.51m)
UPVC frosted double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching desk unit with drawers under, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled L shaped bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to three walls, extractor fan, ceramic tiled flooring.

Outside
Frontage with gravelled area and flower and shrub borders, steps leading to front entrance door. Rear, enclosed by brick wall to rear and sides, paved sun patio, rear gated access.