REDMAN CASEY ESTATE AGENTS

20 Bridge Street, Horwich, Bolton, Lancashire, BL6 7BT

Offers In The Region Of £270,000

Superbly presented four bedroom, three-storey semi-detached executive property, situated close to Horwich Town Centre with all its local amenities. The property is presented to a very high standard, and includes quality fixtures and fittings throughout. Ideally located for access to local amenities, shops , schools and Rivington countryside along with transport links within easy reach. The property must be viewed to appreciate the accommodation on offer.

- Deceptively Spacious Semi-detached
- 4 Bedrooms
- Enclosed Rear Garden
- EPC Rating B
- 3 Storeys
- Ensuite Shower Room
- Driveway Parking
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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We are delighted to bring to the market this 4 bedroom semi detached property, offering superb accommodation over three floors with spacious reception rooms, generous bedrooms, en suite to master, quality fixtures and fittings. The properties benefits from driveway parking for two vehicles and spacious outside areas internally the property comprises :- Entrance hall, lounge, fitted dining kitchen fitted with modern units and built in and integrated appliances. cloakroom w.c. To the first floor there are three bedrooms and family bathroom fitted with a contemporary white suite. To the second floor is a master suite area with spacious bedroom and en suite shower room. Outside there is driveway parking to the side for two cars, to the rear there are private enclosed gardens with paved sun patio and lawned area. Ideally located for access to local shops amenities and schools along with Horwich town centre, the new leisure centre and green open space play areas. Viewing is essential and is strictly by appointment through the Horwich office

Entrance Hall
Radiator, ceramic tiled flooring, stairs to first floor landing, double glazed entrance door, door to:

Lounge 15'1" x 12'11" (4.60m x 3.93m)
UPVC double glazed window to front, radiator, door to:

Kitchen/Diner 10'4" x 16'2" (3.14m x 4.92m)
Fitted with a matching range of modern coloured base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed leaded window to rear, radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

WC
UPVC frosted double glazed window to side.

Landing
UPVC double glazed window to side, carpeted stairs to second floor landing, door to:

Bedroom 3 10'5" x 9'1" (3.17m x 2.78m)
UPVC double glazed window to front, radiator.

Bedroom 2 12'3" x 9'1" (3.74m x 2.78m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'6" x 6'8" (2.59m x 2.04m)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front.

Landing
Double glazed 'Velux' skylight, built in storage cupboards, door to:

Bedroom 1 16'3" x 10'8" (4.95m x 3.25m)
Double glazed 'Velux' skylight to front, double glazed 'Velux' skylight to rear, radiator, door to:

En-suite
Fitted with three white suite comprising inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, double glazed 'Velux' skylight to rear.

Outside
Front and side garden, driveway to the side with car parking space for two cars with lawned area and with a range of trees, enclosed by dwarf wall to the front and timber fencing to the side.
Private rear garden, timber fencing to rear and sides, paved sun patio with lawned area, side gated access.

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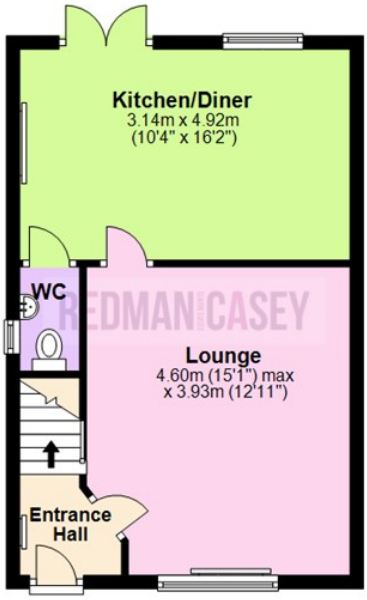
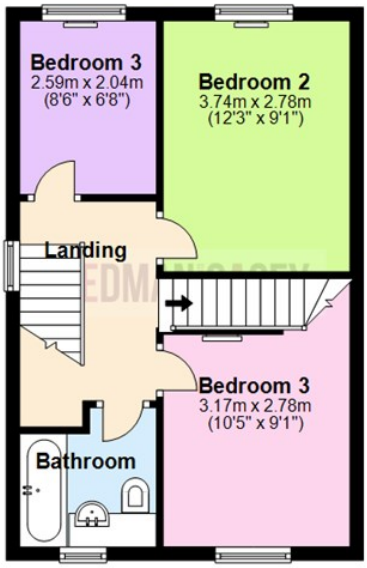
Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



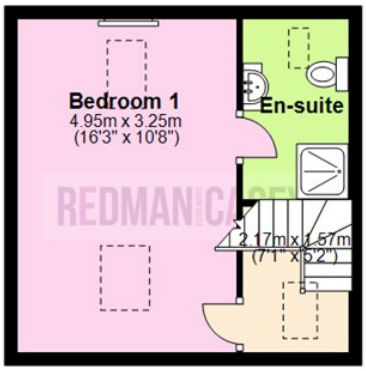
First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Second Floor

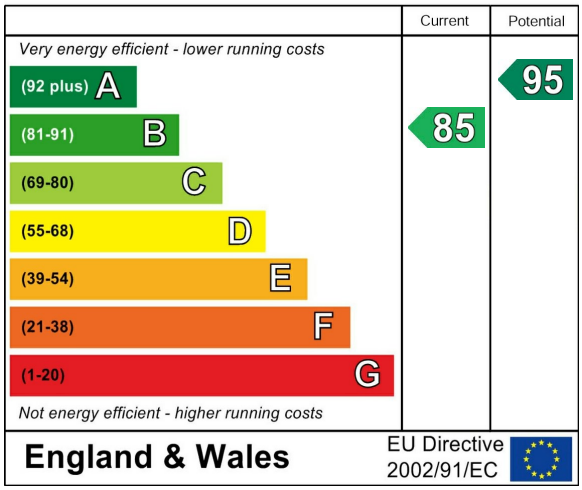
Approx. 24.4 sq. metres (262.2 sq. feet)



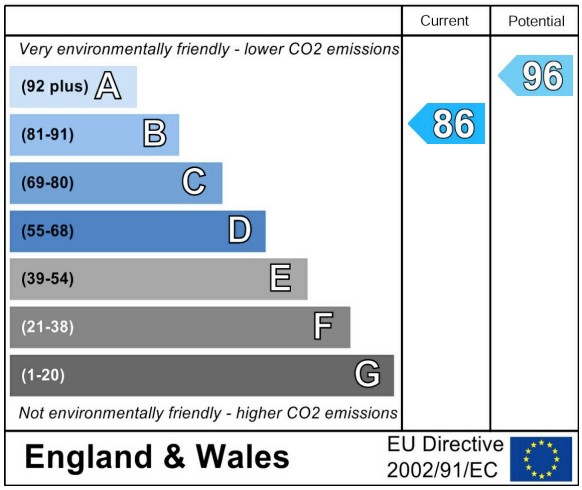
Total area: approx. 101.0 sq. metres (1087.3 sq. feet)

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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