REDMAN CASEY ESTATE AGENTS

460 Crompton Way, Bolton, Lancashire, BL1 8UR

Offers In The Region Of £115,000

Deceptively spacious three bedroom semi detached property offering excellent family accommodation with easy access to local; amenities, shops, schools and train links the property has two reception rooms three bedrooms kitchen and bathroom and benefits from gas central heating and double glazing, sold with no chain viewing is essential.

- Two Spacious Receptions
- Large Rear Garden
- Viewing Highly Recommended
- Three Generous Bedrooms
- No Chain
- EPC Rating C

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

Well presented three bedroom semi detached offering spacious accommodation which comprises :- Hall. lounge. dining room, kitchen. To the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside there are gardens to the front and rear. The property benefits from gas central heating via a combination boiler and uPVC double glazing and is sold with no chain and vacant possession. Ideally located for access to local amenities, shops, schools, doctors and trainline with connections to Bolton, Blackburn and Manchester. Viewing is essential to appreciate all that is on offer.

Hall
Stairs to first floor landing, door to:

Lounge 18'10" x 10'4" (5.75m x 3.15m)
UPVC double glazed window to rear, uPVC double glazed window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, double radiator, picture rail, two wall lights, door to:

Dining Room 10'0" x 10'0" (3.05m x 3.04m)
Bay window to front, double radiator, picture rail, door to:

Kitchen 11'2" x 13'4" (3.40m x 4.07m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, point for cooker with extractor hood over, uPVC double glazed window to rear, frosted window to rear, built-in under-stairs storage cupboard, vinyl flooring, door to rear, door.

Landing
Door to:

Bedroom 1 18'10" x 10'4" (5.75m x 3.15m)
UPVC double glazed window to side, uPVC double glazed window to front, built-in double boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, double radiator, double door, door to:

Bedroom 2 10'0" x 10'0" (3.05m x 3.04m)
UPVC double glazed window to front, double radiator.

Bedroom 3 8'6" x 10'0" (2.60m x 3.04m)
UPVC double glazed window to rear, radiator.

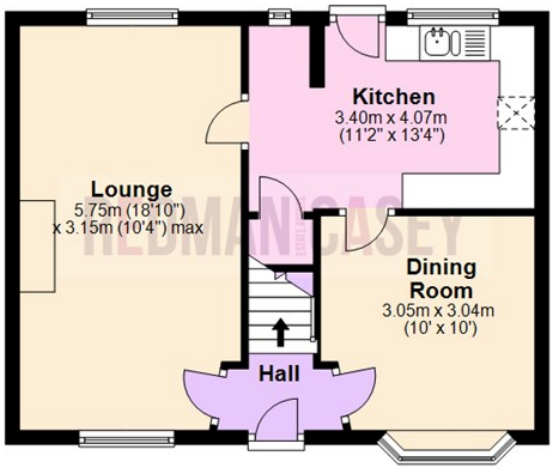
Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, double radiator.

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

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

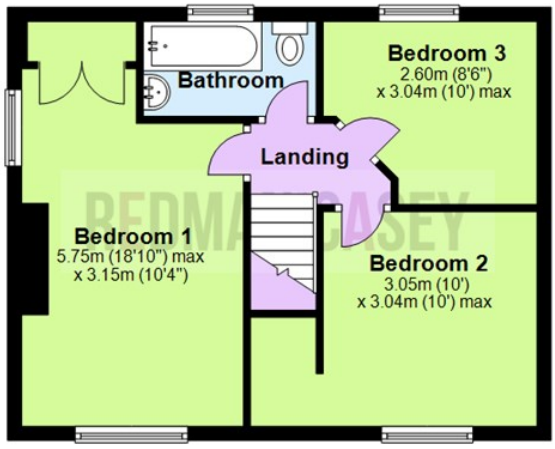
Ground Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



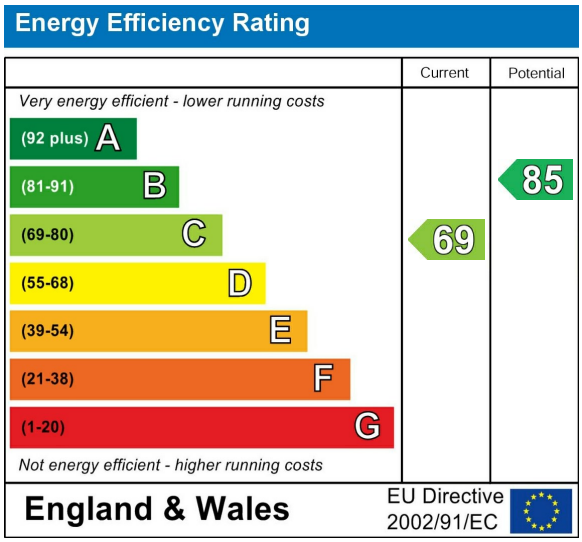
First Floor

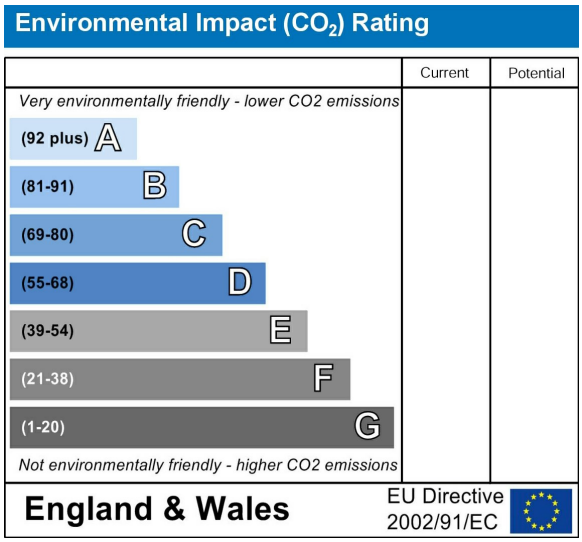
Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 84.3 sq. metres (907.0 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