REDMAN CASEY ESTATE AGENTS

13 Chiltern Close, Horwich, Bolton, Lancashire, BL6 7NN

Offers In The Region Of £185,000

Well presented three bedroom town house, Situated in a superb residential location close to Rivington Moors, local schools, shops and all local amenities. This property benefits from gardens front and rear, gas central heating, double glazing and a dedicated parking bay. Offered for sale with vacant possession and no onward chain viewing is recommended on this property.

- Three Bedrooms
- Dedicated Parking Space
- Double Glazing
- Gardens Front And Rear
- Close To Rivington Moors
- Gas Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented three bedroom town house in the superb location near to Rivington Moors. This property is located in a cul-de-sac close to local schools, shops and all amenities. The property comprises :- entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms two of which are doubles and a family bathroom. There are gardens to the front and rear with a dedicated parking space. Benefitting from double glazing and gas central heating this property is offered with vacant possession and no onward chain viewing is defiantly recommended.

Entrance Hall
Double door to Lounge, door to Storage cupboard.

Lounge 15'11" x 6'7" (4.85m x 2.00m)
UPVC double glazed bow window to front, radiator, stairs, door to Storage cupboard, door to:

Kitchen / Diner 8'1" x 14'5" (2.46m x 4.39m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted cooker, built-in gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, uPVC double glazed entrance door to rear, door to:

Landing
Door to:

Bedroom 1 13'1" x 8'4" (4.00m x 2.54m)
UPVC double glazed window to front, radiator.

Bedroom 2 10'6" x 8'4" (3.20m x 2.54m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'7" x 5'10" (2.00m x 1.79m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom
Three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass screen and low-level WC, fully ceramic tiled walls, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside Front
Open plan front garden laid mainly to lawn, with mature planting and garden path leading to front door.

Outside Rear
Enclosed rear garden with Rear lawn and mature planting. area patio seating area, path leading to rear gate and wooden garden shed.

Parking Space

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Dedicated parking space.

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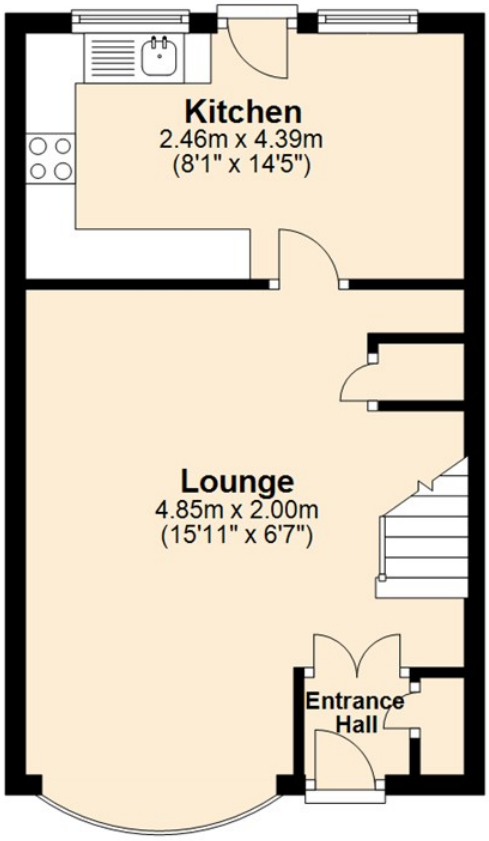
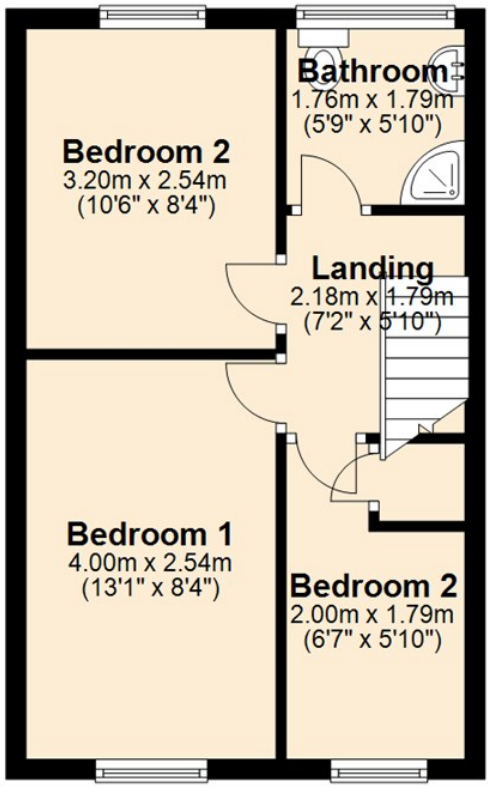
Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



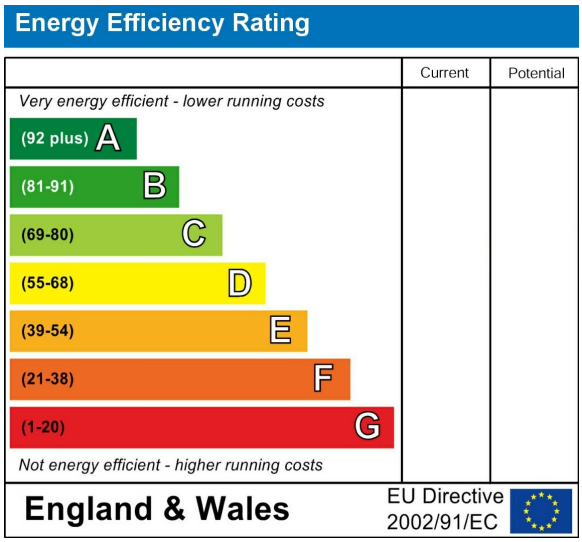
First Floor

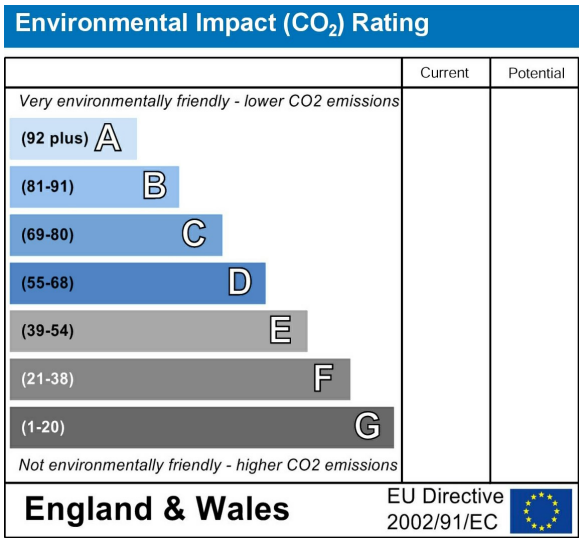
Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 65.2 sq. metres (701.7 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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