REDMAN CASEY ESTATE AGENTS

90 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QJ

Offers In The Region Of £169,950

Spacious three bedroom mid terraced property. Situated in a great residential location close to local schools, shops, transport Links and the added benefit of being easy access to Rivington Country Park. This home is offered with vacant possession and no onward chain. Offering spacious accommodation this house is a must to view to appreciate all that is on offer and to avoid disappointment.

- Three Bedroom
- Mid Terraced
- Large Kitchen
- Double Glazing
- No Chain
- Immaculate Condition
- Flexible Accommodation
- Gas Central Heating
- Vacant Possession
- 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

Spacious three bedroom mid terraced property offered with vacant possession and no onward chain. Close to local schools, shops, local amenities and close to Rivington Country Park. The property comprises:-Entrance porch, Hallway, lounge, dining room, kitchen, To the upstairs there are three bedrooms and a family bathroom. Added benefits of a modern fitted kitchen, gas central heating, double glazing, outside space offering outside seating area. This property is highly recommended for viewing to appreciate the condition, location and everything that is on offer.

Inner Porch
Door to:

Hall
Radiator, door to:

Lounge 12'2" x 10'6" (3.71m x 3.21m)
UPVC double glazed bay window to front, ornamental coal effect electric fire set in feature wooden surround, double radiator.

Dining Room 14'1" x 11'4" (4.28m x 3.46m)
UPVC double glazed window to rear, double radiator, door to:

Kitchen 6'7" x 8'9" (2.00m x 2.66m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink with mixer tap, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, two uPVC double glazed windows to side, radiator, uPVC double glazed entrance door to side, door to Storage cupboard.

Storage cupboard.

Bedroom 1 12'2" x 14'6" (3.71m x 4.42m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 14'1" x 9'0" (4.28m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'3" x 8'9" (2.21m x 2.66m)
UPVC double glazed window to rear, double radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, ceramic tiling to three walls, extractor fan, mirrored cabinet, uPVC frosted double glazed window to side, heated towel rail.

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Landing
Built-in cupboard, double door, door to:

Outside Front
Walled small garden Area.

Outside Rear
Enclosed rear garden entry via wooden garden gate.

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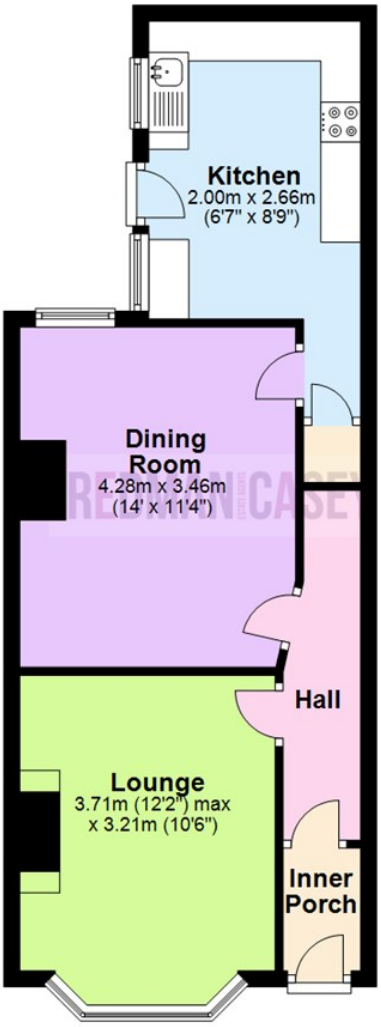
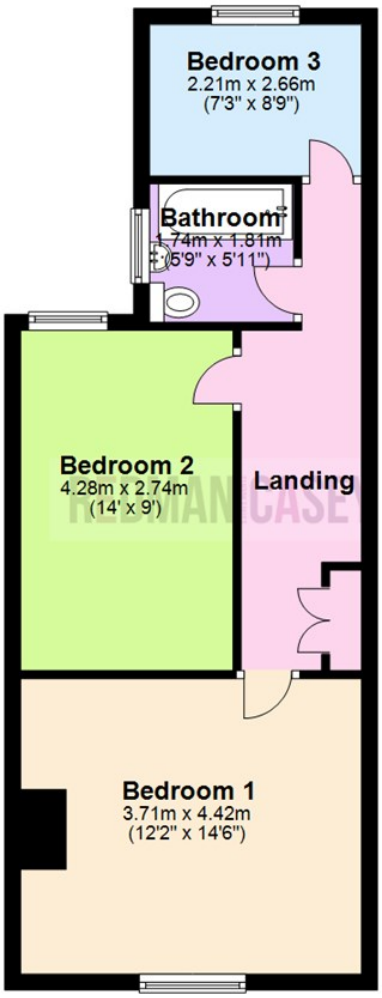
Ground Floor
Approx. 45.2 sq. metres (486.7 sq. feet)



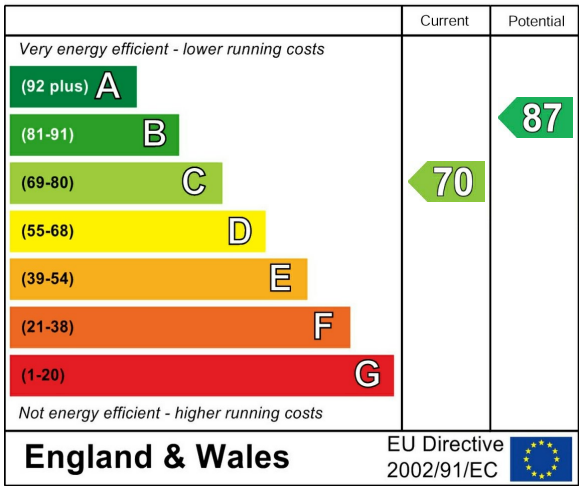
First Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



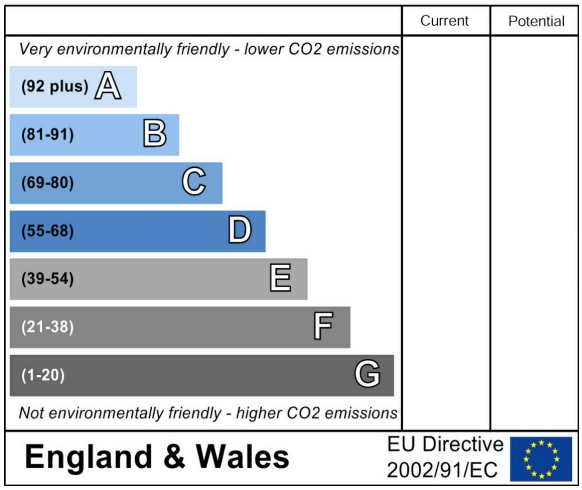
Total area: approx. 91.7 sq. metres (987.3 sq. feet)

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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