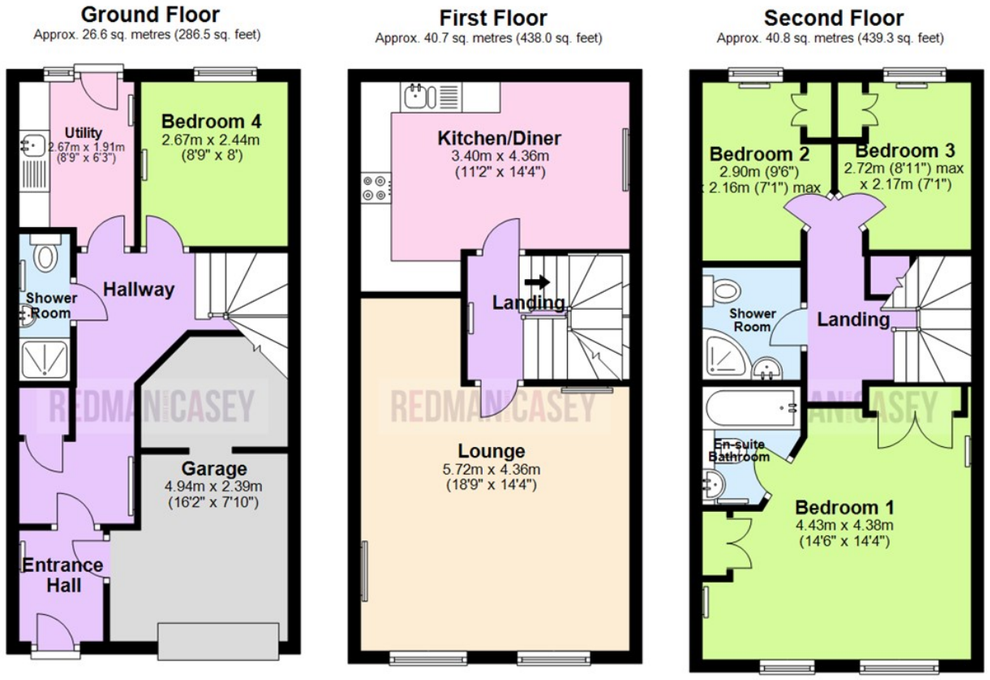

Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

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
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REDMAN CASEY ESTATE AGENTS

14 Brightwater, Horwich, Bolton, Lancashire, BL6 5GW

Deceptively spacious and re worked mid town house, offering excellent accommodation over 3 floors with four bedrooms three bathrooms/ shower rooms, utility room, large kitchen diner and spacious lounge. Parking for 2 cars plus garage and private rear garden. The property also benefits from solar panels installed to both roof faces. Viewing is essential to appreciate the size and space on offer.

Offers In The Region Of £225,000

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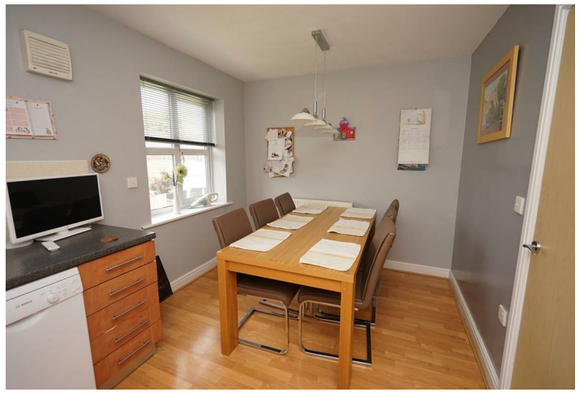
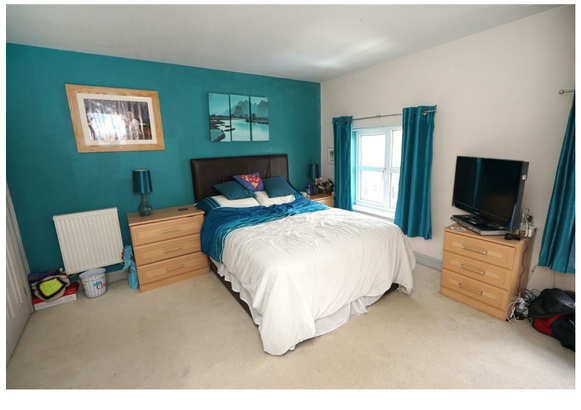
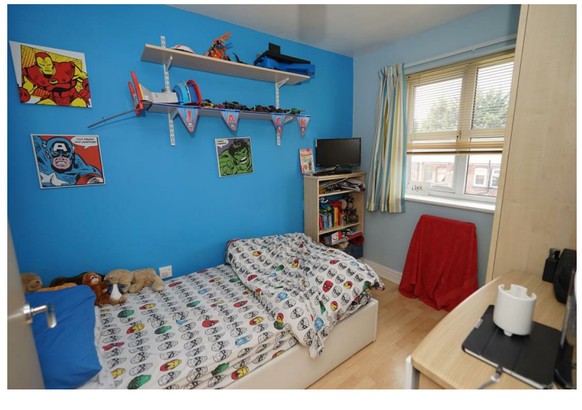

Ideally located for access to local amenities and schools the property also benefits from a close proximity to Blackrod rail station and A6 with access to M61 giving fantastic commute to Manchester Preston Wigan and beyond. The property has been adapted to suit the current owners requirements and comprises :- Porch, garage, entrance hall, shower room, utility and bedroom 4, to the first floor there is an l shaped lounge and kitchen diner, to the second floor there is a master bedroom with en suite bathroom and two further single bedrooms all bedrooms on this floor have built in wardrobes, family shower room. Outside there is parking for 2 cars on the driveway and to the rear is a private garden with lawned area patio and decking. The property also benefits from solar panels installed to both roof faces giving cheaper electricity bills. Viewing is essential to appreciate all that is on offer

Entrance Hall
Radiator, double glazed entrance door, door to:

Garage
16'2" x 7'10" (4.94m x 2.39m)
Integral single garage with power and light connected, Up and over door.

Hallway
Built-in storage cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

Shower Room
Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Utility
8'9" x 6'3" (2.67m x 1.91m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to rear, radiator, laminate flooring, double glazed door to garden, door to:

Bedroom 4
8'9" x 8'0" (2.67m x 2.44m)
UPVC double glazed window to rear, radiator. Built in double wardrobe.

Landing
Radiator, stairs to second floor landing, door to:

Lounge
18'9" x 14'4" (5.72m x 4.36m)
Two uPVC double glazed windows to front, two double radiators.

Kitchen/Diner
11'2" x 14'4" (3.40m x 4.36m)
Fitted with a matching range of base and eye level units with cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, concealed gas boiler serving heating system and domestic hot water, plumbing for dishwasher, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, double radiator.

Bedroom 1
14'6" x 14'4" (4.43m x 4.38m)
Two uPVC double glazed windows to front, twobuilt-in double wardrobe(s), two radiators, two double doors, door to:

En-suite Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled

splashback, WC with hidden cistern, ceramic tiling to all walls, extractor fan, shaver point and light, radiator.

Shower Room
Fitted with three piece white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, tiled flooring, door to:

Landing
Built-in airing cupboard housing, hot water tank, door to:

Bedroom 3
8'11" x 7'1" (2.72m x 2.17m)
UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 2
9'6" x 7'1" (2.90m x 2.16m)
UPVC double glazed window to rear, two double wardrobes, radiator, laminate flooring, double door.

Outside
Open plan front, parking space for two cars, tarmac driveway leading to garage.
Rear garden, enclosed by timber fencing rear and sides, paved sun patio, decking area and lawn with mature flower and shrub borders, outside cold water tap, security lighting, garden.