REDMAN CASEY ESTATE AGENTS

608 Chorley New Road, Horwich, Bolton, Greater Manchester, BL6 6EX

Offers Over £159,995

Well presented three bedroom mid town house offering excellent accommodation over three floors. The property is well suited to a family having excellent access to local amenities, shops and schools along with spacious living accommodation flexible basement with potential for conversion and three generous bedrooms. Gardens and parking to front and rear, viewing essential to appreciate the size and condition on offer.

- 3 Spacious Bedrooms
- Study & Utility
- Viewing Essential
- Two Receptions
- Parking and Garage
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local primary and secondary schools, shops and local amenities, this three story mid town house offers excellent family accommodation which comprises :- Hallway, lounge open plan to dining area, fitted kitchen with built in and integrated appliances, to the lower floor there is a study / play room, garage and utility room. To the first floor there are three bedrooms all with fitted wardrobes and bathroom fitted with a white three piece suite.Outside to the front is an open plan garden and to the rear is a large paved garden with parking and access to garage. Viewing is essential to appreciate all that is on offer.

Hallway
Open plan to Utility, open plan to Storage cupboard, walk-in under-stairs storage cupboard, open plan to:

Study 6'6" x 7'9" (1.98m x 2.35m)

Garage 19'7" x 8'5" (5.96m x 2.56m)
Integral single garage with power and light connected, Up and over door.

Utility 8'11" x 7'8" (2.72m x 2.33m)
Base and eye level cupboards with worktop space, plumbing for washing machine, space for tumble dryer, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed entrance door, door to:

Storage cupboard, walk-in under-stairs storage cupboard.

Hall
Radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 16'6" x 13'0" (5.03m x 3.96m)
UPVC double glazed window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, radiator, coving to ceiling, open plan to:

Dining Area 9'7" x 8'6" (2.91m x 2.60m)
UPVC double glazed window to rear, radiator, coving to ceiling, door to:

Kitchen 9'2" x 7'5" (2.79m x 2.26m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and slimline dishwasher, built-in electric fan assisted oven, four ring induction hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring.

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Landing
Stairs to basement.

Landing
Door to:

Bedroom 1 13'1" x 9'9" (4.00m x 2.96m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 2 12'11" x 8'2" (3.94m x 2.48m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, radiator.

Bedroom 3 9'6" x 7'9" (2.90m x 2.37m)
UPVC double glazed window to front, built-in single wardrobe, fitted matching dressing table and drawers, built-in over-stairs cupboard, radiator, door to:

Bathroom
Fitted with three piece white comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Open plan front garden with gravelled area, paved pathway leading to front entrance door and paved sun patio.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, double wooden rear gated access, to front of garage.

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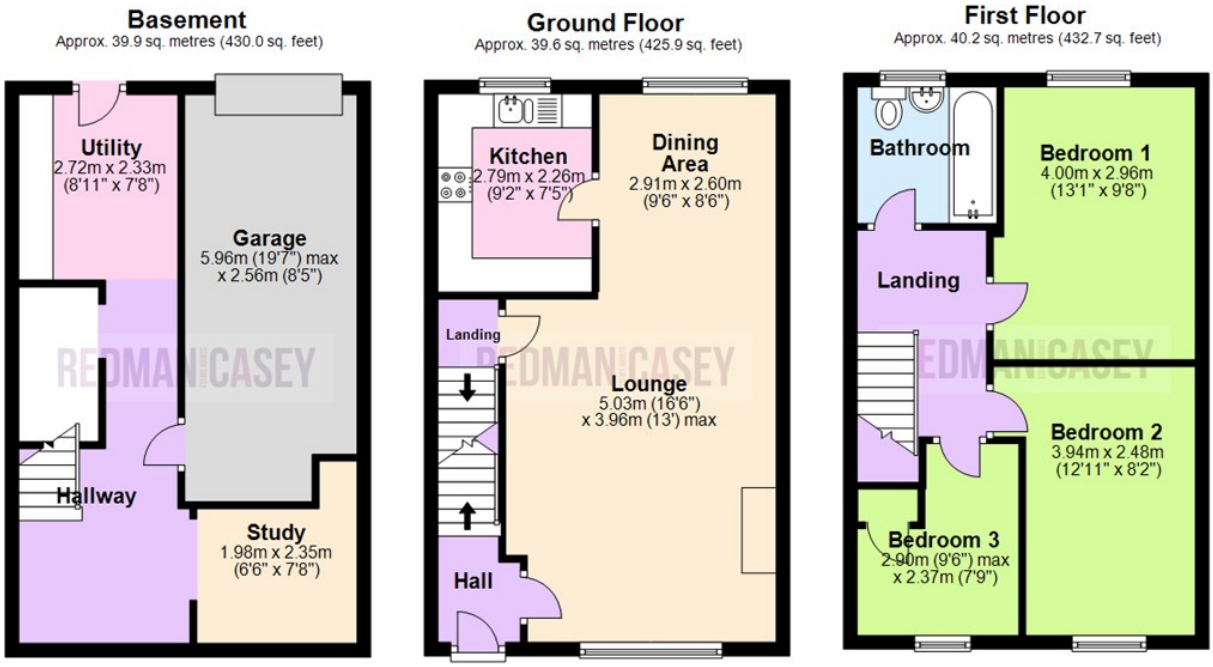
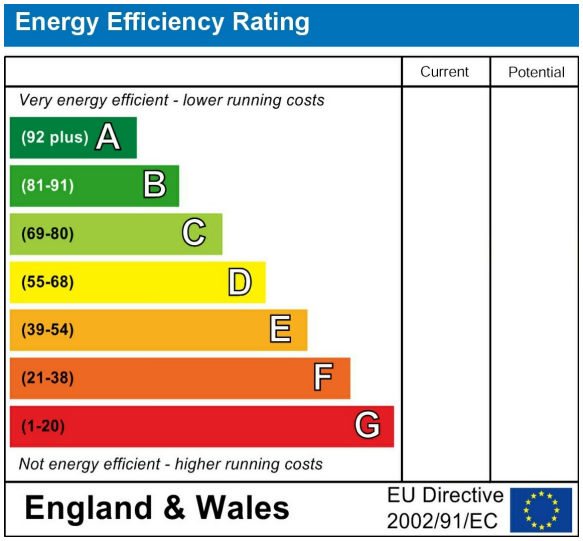
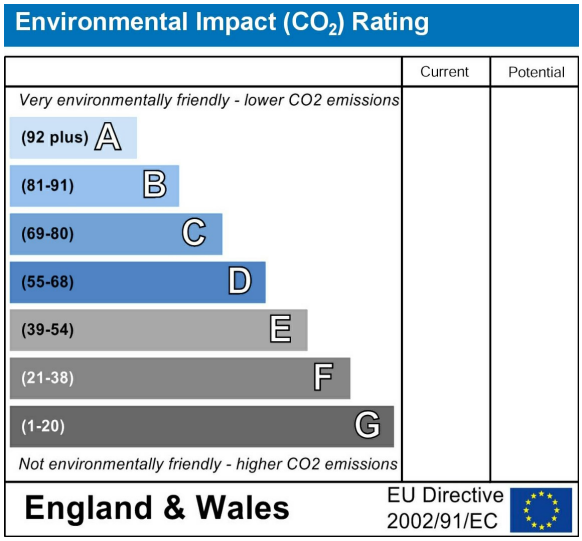


Total area: approx. 119.7 sq. metres (1288.6 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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