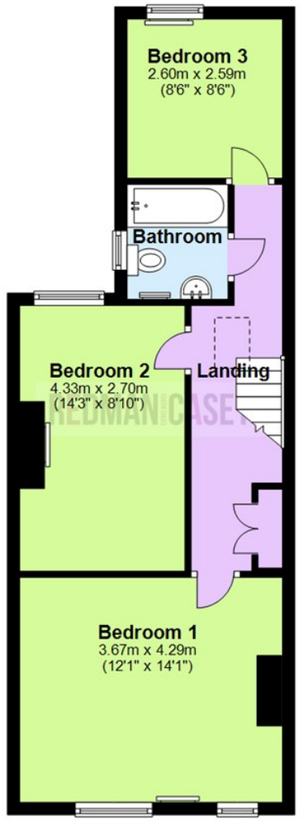
Ground Floor
Approx. 47.5 sq. metres (511.4 sq. feet)

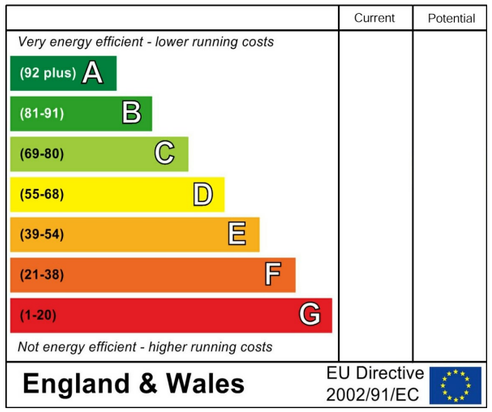
First Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



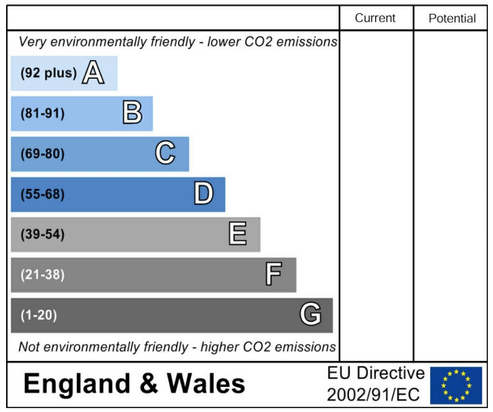
Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

27 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DW

Superbly presented and deceptively spacious mid terraced property. Ideally located for access to Horwich town centre, shops, schools and Rivington countryside. The property offers flexible accommodation with 2 spacious reception plus large kitchen diner and 3 generous bedrooms Good sized rear courtyard and benefitting from original features such as coving and stained glazing. The property also benefits from gas central heating and double glazing. Viewing is essential to appreciate all that this superb property has to offer.

Offers In The Region Of £175,000

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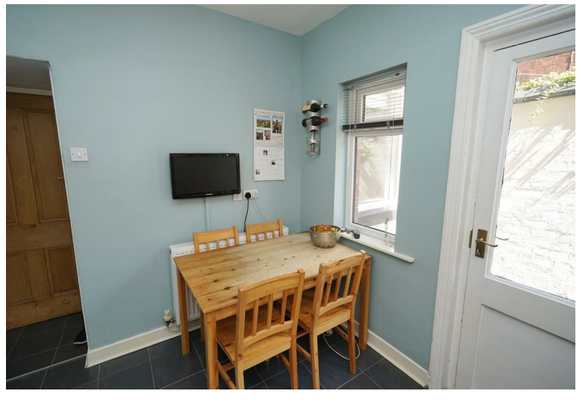

Ideally located for access to local amenities, schools, shops and Rivington this deceptively spacious mid terraced property is certainly worthy of internal inspection. with many original features such as coving and cornices stained glass over door etc. Offering excellent accommodation with many original features and which currently comprises :- Porch, hallway, lounge, dining room, fitted kitchen diner. To the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside to the front there is a small garden area and to the rear a good sized courtyard garden with timber decking. The property benefits from gas central heating, double glazing. Viewing is highly recommended.

Porch
Picture rail, coving to ceiling, original glazed entrance door with stained and leaded glass panel over, door to:

Hall
Laminate flooring, carpeted stairs to first floor landing, door to:

Lounge
14'11" x 10'5" (4.55m x 3.17m)
UPVC double glazed bay window to front, coal effect gas fire set in timber surround and marble inset and hearth, radiator, laminate flooring, coving to ceiling.

Dining Room
14'1" x 11'3" (4.29m x 3.44m)
UPVC double glazed window to rear, coal effect gas fire with timber surround and marble effect inset and hearth, radiator, laminate flooring, coving to ceiling, door to:

Kitchen/Diner
15'0" x 8'4" (4.57m x 2.54m)
Fitted with a matching range of base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to side, double radiator, laminate tiled flooring, ceiling with recessed low-voltage spotlights, door to rear courtyard, door to built-in under-stairs storage cupboard.

Landing
Double glazed velux skylight to rear, Original built-in double storage cupboard, coving to ceiling, access to loft, door to:

Bedroom 1
12'0" x 14'1" (3.67m x 4.29m)
Two uPVC double glazed windows to front, radiator, coving to ceiling.

Bedroom 2
14'2" x 8'10" (4.33m x 2.70m)
UPVC double glazed window to rear, single radiator.

Bedroom 3
8'6" x 8'6" (2.60m x 2.59m)
UPVC double glazed window to rear, radiator.

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

Outside
Front garden, wrought iron gated access to paved pathway leading to front entrance door with artificial lawn, gravelled borders with dwarf brick wall and mature hedge to front and sides.
Rear courtyard garden, enclosed by brick wall to rear and sides, rear gated access, timber, decking and area.