REDMAN CASEY ESTATE AGENTS

16 Pennine Road, Horwich, Bolton, BL6 7NJ

Offers Around £295,000

Three bedroom detached property, located in a very popular residential residential location. Close to local shops, schools, transport links and very close to Rivington Country Park. This spacious home benefits from Double glazing, gas central heating, detached garage, gardens front and rear, patio dining area and off road parking. Viewing is highly recommended to appreciate the condition and location of this property and all it offers.

- Detached House
- Off Road Parking
- Gardens Front And Rear
- Patio Dining Area
- Awaiting EPC
- Garage
- Three Bedroom
- Utility
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Well presented three bedroom detached property located in a very popular residential location. Close to local shops, schools, transport links and very close to Rivington Country Park. The property comprises:- Entrance hall, lounge, kitchen diner, utility. To the first floor there are three bedrooms and a family bathroom. To the outside there is a detached garage and gardens front and rear with off road parking. This home also benefits from double glazing, gas central heating, utility, patio dining area. Viewing is highly recommended to appreciate the location, condition and all this home has to offer.

Entrance Hall
Window to front, uPVC double glazed window to front, column radiator, stairs, uPVC double glazed entrance door to front, :

Lounge 15'4" x 11'4" (4.68m x 3.46m)
UPVC double glazed window to front, double radiator.

Kitchen/Dining Room 9'9" x 17'7" (2.97m x 5.36m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and acrylic worktops, stainless steel belfast sink with single drainer, mixer tap and tiled splashbacks, dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to side, column radiator, uPVC double glazed entrance double door to rear.

Utility 3'2" x 2'7" (0.96m x 0.80m)

Bedroom 1 13'7" x 10'2" (4.15m x 3.09m)
UPVC double glazed window to front, radiator.

Bedroom 2 11'4" x 10'2" (3.45m x 3.09m)
UPVC double glazed window to rear, double radiator:

Bedroom 3 9'3" x 7'1" (2.83m x 2.17m)
UPVC double glazed window to front, double radiator, door to Storage cupboard.

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin in vanity unit with drawers, mixer tap and full height ceramic tiling to three walls, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Landing
UPVC double glazed window to side.

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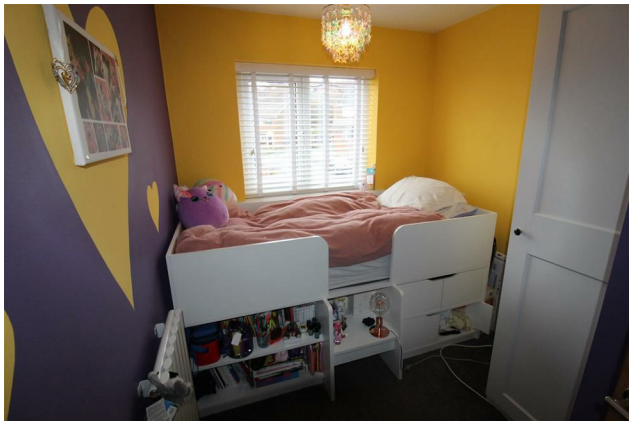
Garage
Detached garage with pedestrian door, power and light connected,

Outside Front
Garden Fronted, with driveway.

Outside Rear
Enclosed rear garden with patio dining area.



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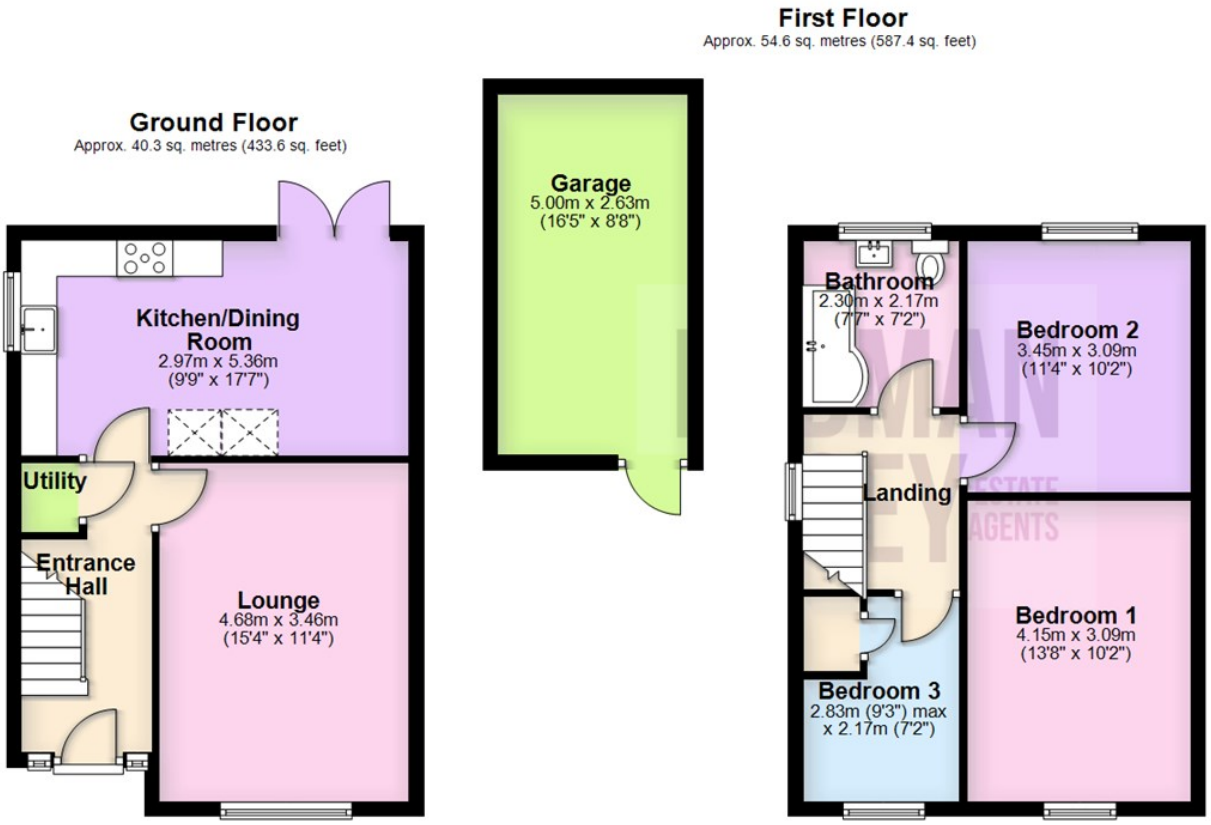
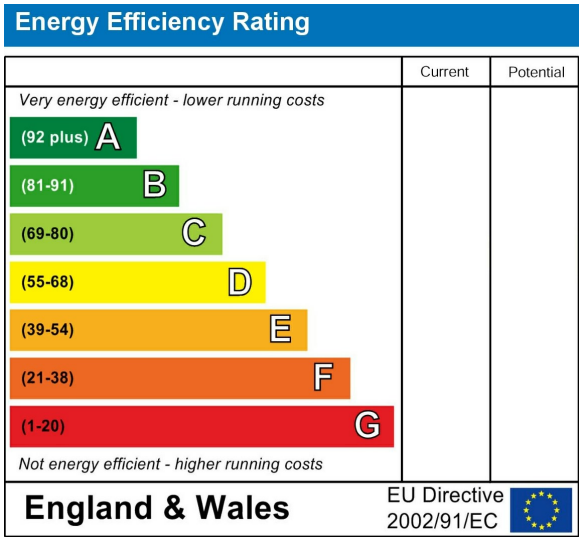
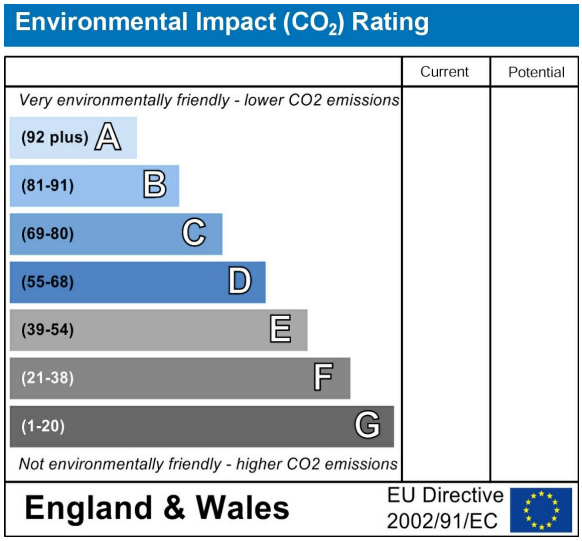


Total area: approx. 94.9 sq. metres (1021.0 sq. feet)

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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