REDMAN CASEY ESTATE AGENTS

375 Chorley New Road, Horwich, Bolton, Lancashire, BL6 6DT

Offers Over £164,995

Three bedroom townhouse, Situated in a popular location with close proximity to local shops, schools and all local amenities. This home has been extensively modernised offering open plan living to the ground floor. Benefitting from double glazing, gas central heating, large gardens to front and rear. Viewing is highly recommended to appreciate this well presented property.

- Three Bedroom
- Large Garden Space
- Good Decorative Order
- Double Glazing.
- Open Plan Living Space
- Modern Kitchen
- Gas Central Heating

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

Recently modernised three bedroom town house, situated in a very popular residential location, Close to local schools, shops and amenities. Benefitting from double glazing and gas central heating. The property comprises. Lounge/Kitchen/Diner. Utility space.. To the first floor there are three bedrooms and a family bathroom To the outside front there is a enclosed large garden and a fully enclosed rear garden with decking patio area. We strongly recommend this family home for viewing to appreciate all that is on offer.

Kitchen/Lounge/Diner 29'0" x 15'6" (8.85m x 4.73m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, polycarbonate sink with swan neck mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted gas fan assisted oven, built-in gas hob with extractor hood over, two uPVC double glazed windows to front, uPVC double glazed window to rear, radiator, stairs, door to Storage cupboard, plumbing for automatic washing machine, door to:

4'6" x 3'0" (1.38m x 0.91m)
Storage cupboard, plumbing for automatic washing machine.

Entrance Hall
UPVC double glazed window to rear, uPVC double glazed entrance door to rear, door to:

Bedroom 1 12'3" x 9'8" (3.73m x 2.95m)
UPVC double glazed window to front, two radiators, door to:

Bedroom 2 8'5" x 9'10" (2.56m x 3.00m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'8" x 6'8" (2.02m x 2.03m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and folding glass screen and low-level WC, radiator.

Landing
Door to:

Outside Front
Enclosed large garden laid mainly to Lawn with path leading to front door.

Outside Rear
Enclosed rear garden with artificial lawn area, decked patio seating area.

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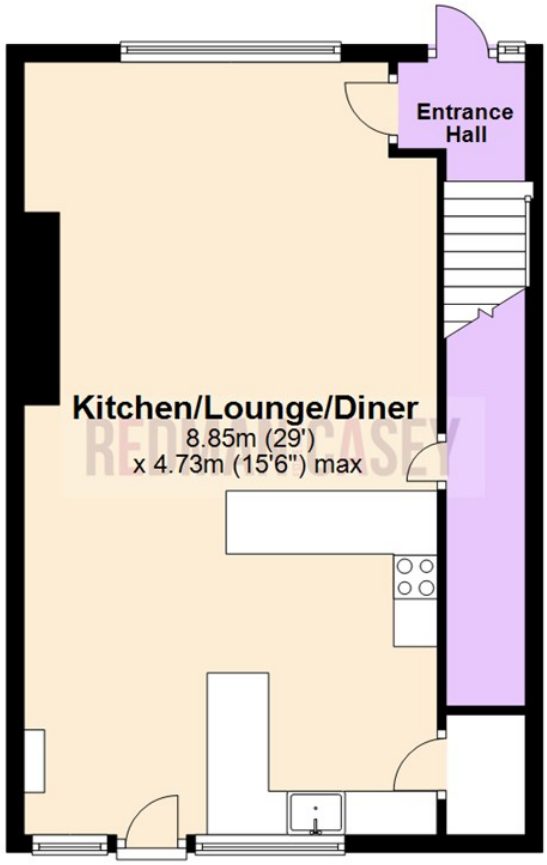
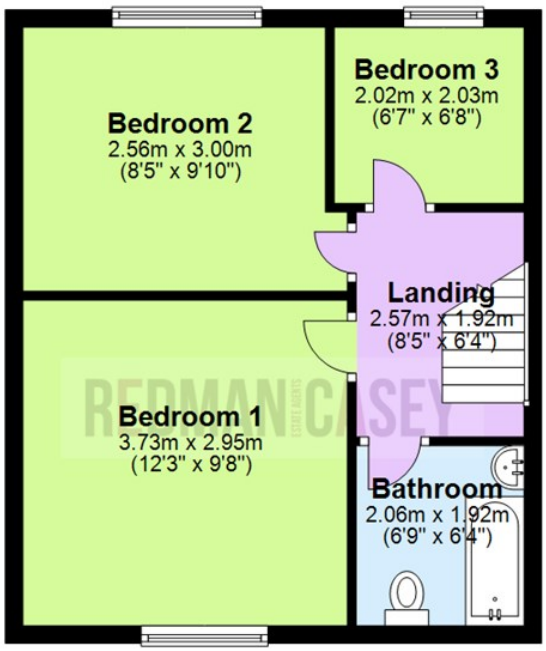
Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



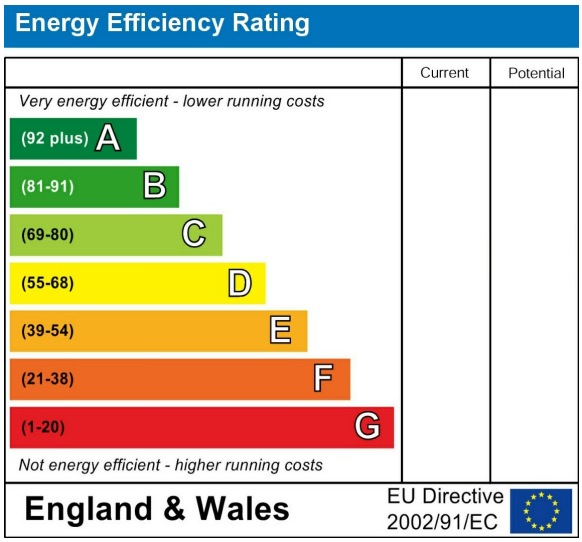
First Floor

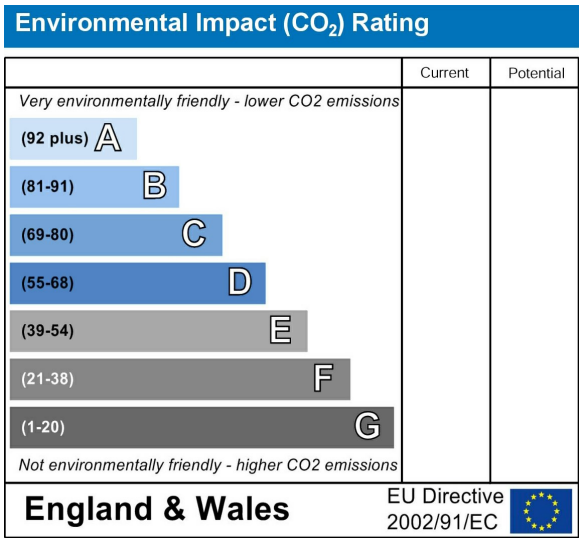
Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 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.





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