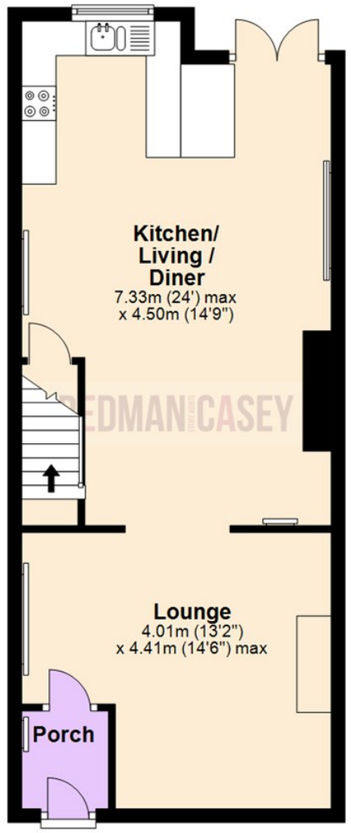
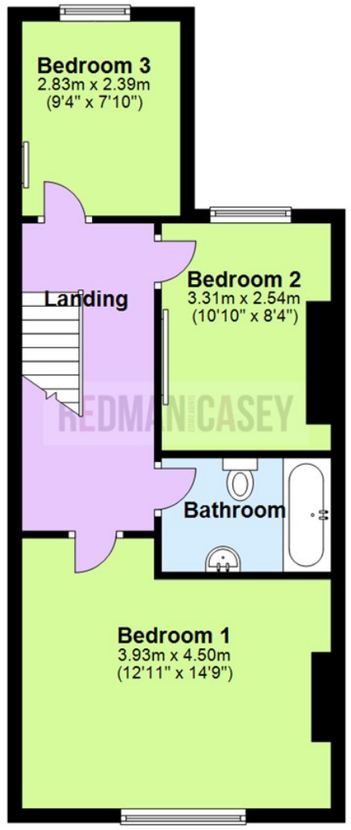
Ground Floor
Approx. 49.7 sq. metres (535.5 sq. feet)

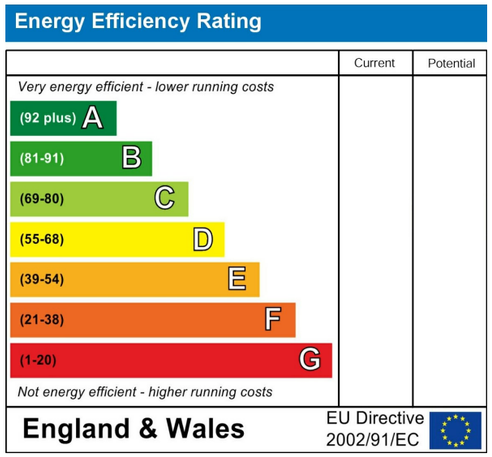


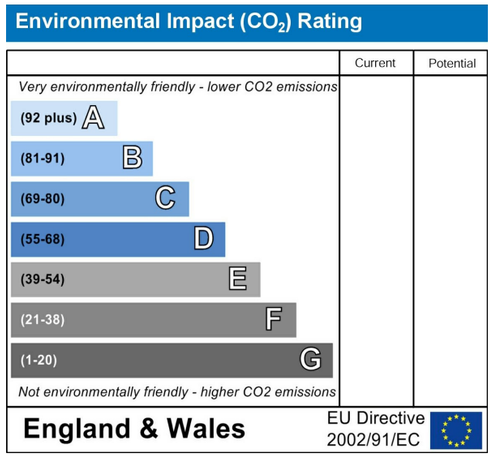
First Floor
Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 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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Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

130 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QN

Superbly presented and extended mid terraced property offering excellent accommodation with lounge open plan kitchen living diner , to the first floor there are three generous bedrooms and bathroom fitted with a modern three piece suite. Outside there is a small gardens area to the front and enclosed courtyard garden to the rear, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £185,000

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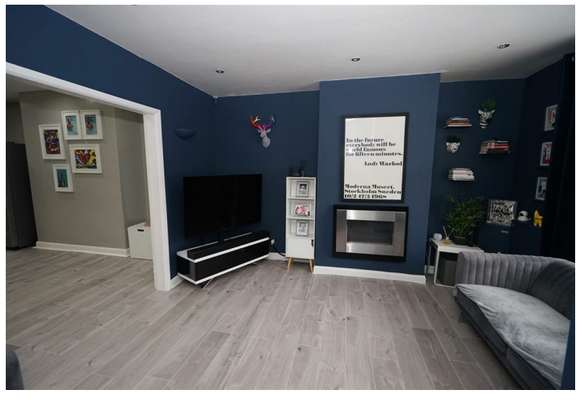

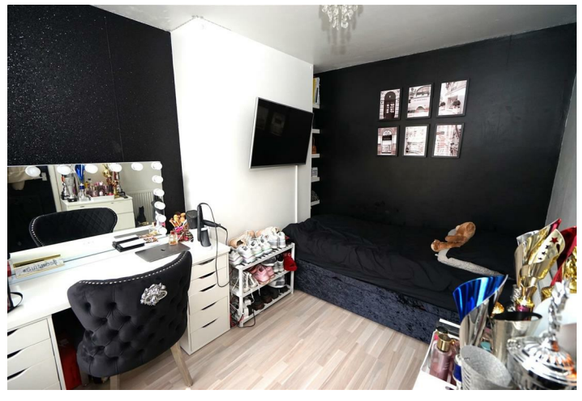

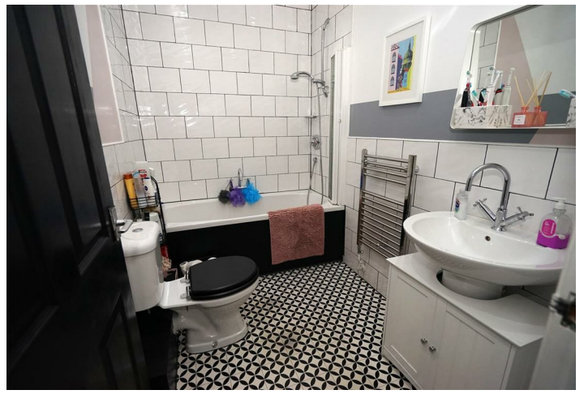

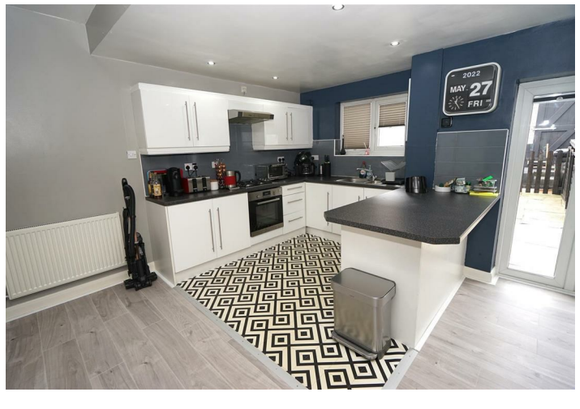

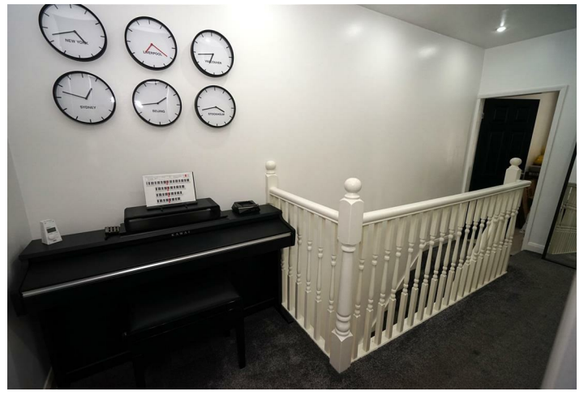

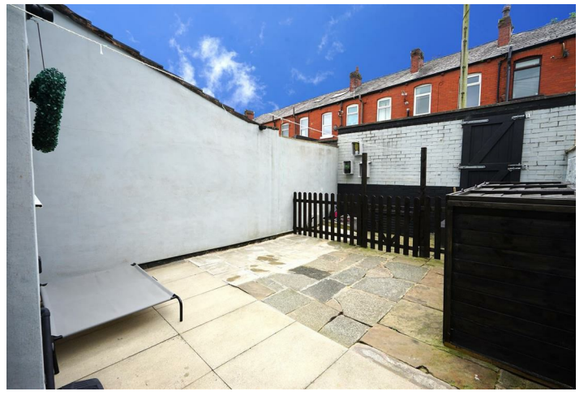

Ideally located for access to local shops, schools and transport links this deceptive mid terraced property offers excellent accommodation that is in superb condition throughout. The property has been extended to the rear and comprises :- Porch, lounge, open plan living kitchen diner with a range of white gloss units. To the first floor there are three generous bedrooms and bathroom fitted with a three piece modern white suite. Outside there is a small gardens area to the front and enclosed courtyard garden to the rear with dog wash and gated access. Viewing is essential to appreciate all that is on offer.

Porch
Radiator, laminate flooring, entrance door, door to:

Lounge
13'2" x 14'6" (4.01m x 4.41m)
Wall mounted gas fire, radiator, laminate flooring, open plan to:

Kitchen/ Living / Diner
24'1" x 14'9" (7.33m x 4.50m)
Fitted with a range of modern white base and eye level units with drawers and cornice trims, 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, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, two radiators, ceiling with recessed low-voltage spotlights, stairs to first floor landing, uPVC double glazed french doors to rear, door.

Landing
Door to:

Bedroom 1
12'11" x 14'9" (3.93m x 4.50m)
UPVC double glazed window to front, laminate flooring with recessed low-voltage spotlights.

Bedroom 2
10'10" x 8'4" (3.31m x 2.54m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom
Fitted with three piece modern white comprising deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling, heated towel rail, extractor fan, ceramic tiled flooring.

Bedroom 3
9'3" x 7'10" (2.83m x 2.39m)
UPVC double glazed window to rear, radiator, laminate flooring.

Outside

Front garden, dwarf brick wall to front and sides with slate chipping area and paved pathway leading to front entrance door and side.
Rear garden, enclosed by brick wall to rear and sides, rear gated access, large paved sun patio.