REDMAN CASEY ESTATE AGENTS

612 Chorley New Road, Horwich, Bolton, BL6 6EX

Offers Around £170,000

Three storey town house.
Spacious town house in a fantastic popular residential location, close to local secondary and primary schools, shops, local amenities and road and rail links for easy commute if necessary. Benefiting from double glazing, gas central heating, utility room, large garage off road parking if needed and private rear patio area. Great property viewing essential to appreciate all that is on offer and the spaciousness of this property.

- Three Bed Town House
- Off Road Parking/Garage
- Double Glazing
- Vacant Possesion
- EPC Rating C
- Over Three Floors
- Gas Central Heating
- No Onward Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three Storey Town House.
Very spacious town house situated in a superb residential location close to local primary and secondary schools, local shops, amenities and road and rail links for easy commute. The property comprises:- Ground floor, Hallway, lounge , dining room, basement floor, storage, utility, garage. First floor three bedrooms and a family bathroom. To the outside there is a front garden and rear enclosed garden paved offering off road parking and patio seating area. The property benefits from double glazing gas central heating and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the size space and location of this property.

Hall
Radiator, stairs,:

Lounge 16'5" x 12'11" (5.01m x 3.94m)
UPVC double glazed window to front, double radiator, open plan to Dining Room, door to Storage cupboard.

Dining Room 9'2" x 8'6" (2.80m x 2.60m)
UPVC double glazed window to rear, double radiator, door to kitchen:

Kitchen 9'2" x 7'5" (2.80m x 2.25m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over round edged worktops, ceramic tiled splashbacks, stainless steel sink unit with mixer tap, plumbing for dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear.

Storage

Utility Room 8'10" x 7'3" (2.69m x 2.21m)
Fitted with a matching range of base units with worktop space over, stainless steel sink unit, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, radiator, uPVC double glazed entrance door to rear, door to garage:

Garage
With power and light, sealed floor combination boiler serving heating system and domestic hot water, metal up and over door.

Landing

Bedroom 1 12'10" x 7'2" (3.90m x 2.18m)
UPVC double glazed window to front, radiator:

Bedroom 2 13'0" x 9'4" (3.96m x 2.84m)
UPVC double glazed window to rear, radiator.

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Bedroom 3 9'9" x 3'11" (2.97m x 1.20m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, ceramic full height tiling to three walls, uPVC frosted double glazed window to rear, radiator.

Outside Front
Small garden area path leading to front door.

Rear Garden
Enclosed rear garden with access to garage paved with patio seating area.

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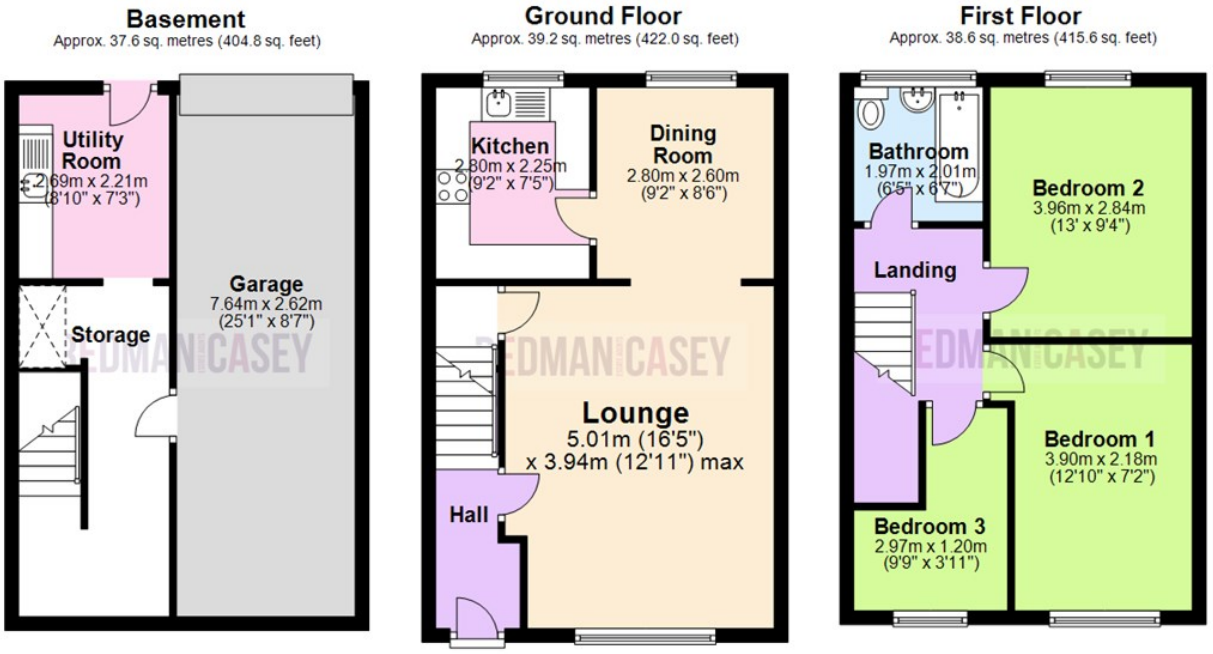
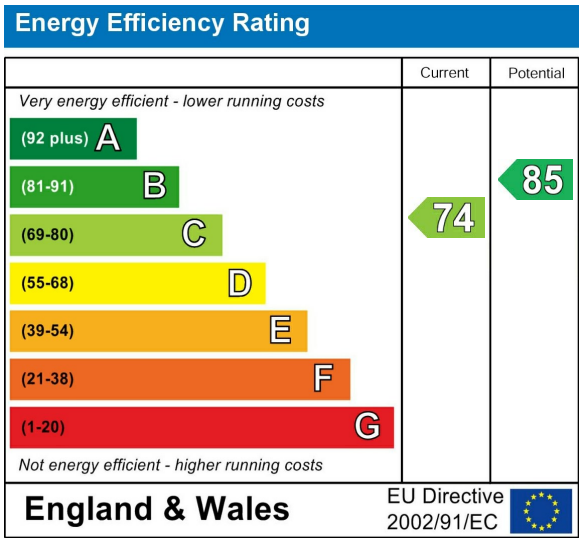
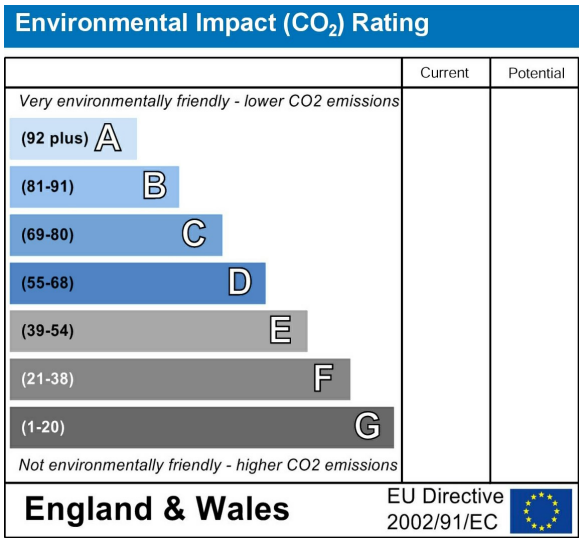


Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

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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