REDMAN CASEY ESTATE AGENTS

214 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QR

Offers In The Region Of £150,000

Superbly presented and improved three bedroom mid terraced stone property, offering excellent accommodation with two spacious reception rooms, modern fitted kitchen with built in appliances, three bedrooms and bathroom fitted with a three piece white suite. Outside there is a private enclosed courtyard to the rear and small gravelled garden to the front. Viewing is highly recommended.

- Two Spacious Receptions
- Three Bedrooms
- Viewing essential
- Fitted Kitchen
- Superbly Presented
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local schools, countryside walks and Blackrod train station make this a property not to be missed. Superbly presented both inside and out, the property offers excellent accommodation which comprises :- Porch, hallway, lounge, dining room, fitted kitchen fitted with a range of cream base and wall units with complementary worktops, built in appliances. To the first floor there are three bedrooms and bathroom fitted with a white three piece suite. Early viewing is highly recommended to avoid disappointment.

Porch
Door to:

Hallway
Radiator, stairs to first floor landing, door to:

Lounge 12'2" x 11'0" (3.72m x 3.35m)
UPVC double glazed window to front, coal effect gas fire with timber surround and marble effect inset and hearth, radiator, coving to ceiling.

Dining Room 12'11" x 11'3" (3.94m x 3.43m)
UPVC double glazed window to rear, coal effect gas fire with timber surround and marble effect inset and hearth, radiator, door to built-in under-stairs storage cupboard.

Kitchen 9'9" x 7'2" (2.97m x 2.18m)
Fitted with a matching range of cream fronted base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed side door to garden.

Landing
Door to:

Bedroom 1 12'5" x 14'6" (3.78m x 4.43m)
UPVC double glazed window to front, radiator, two wall lights.

Bedroom 2 8'0" x 9'0" (2.45m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'10" x 7'5" (3.00m x 2.26m)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceiling with recessed spotlights.

Outside
Front garden, dwarf stone wall to front and sides, paved pathway leading to front entrance door with gravelled area. Private rear courtyard, enclosed by brick wall to rear and sides, gravelled sun patio, rear gated access, stepping stone path, outside cold water tap, security and courtesy lighting.

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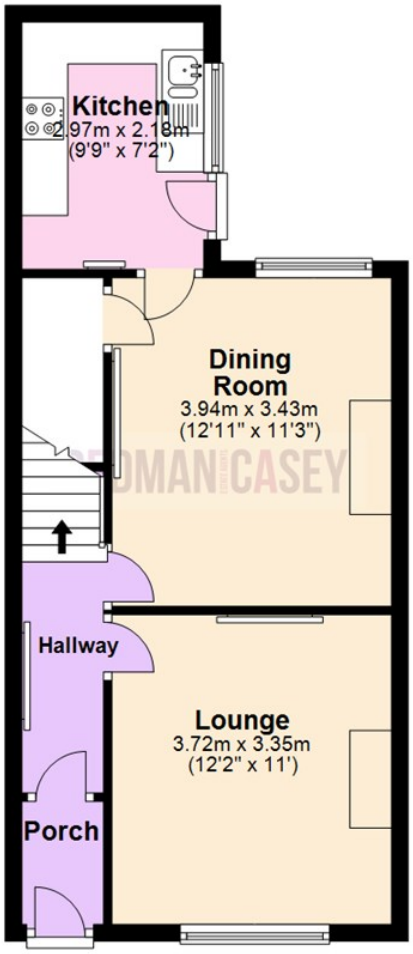
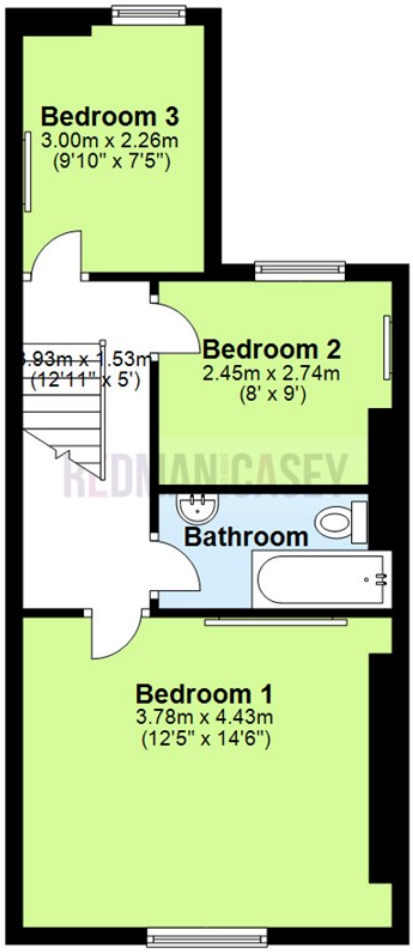
Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

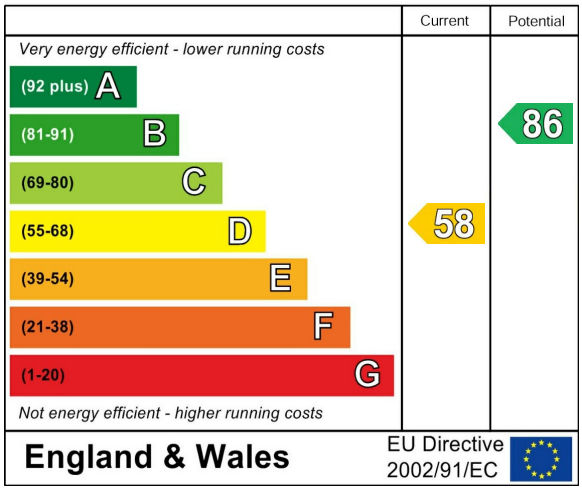
Approx. 41.5 sq. metres (446.5 sq. feet)



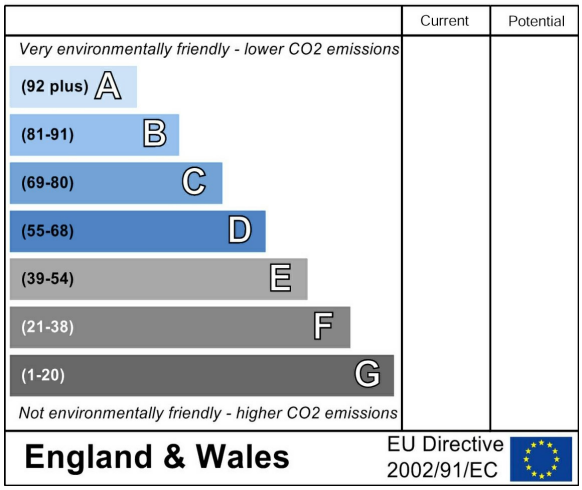
Total area: approx. 82.8 sq. metres (891.7 sq. feet)

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



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