REDMAN CASEY ESTATE AGENTS

1 Malvern Close, Horwich, Bolton, BL6 7LY

Offers In The Region Of £230,000

Three bedroom semi detached property in a popular residential location, close to local shops, schools, all local amenities including Rivington Country Park. This spacious home benefits from garden front and rear with off road parking leading to a garage, gas central heating and fully double glazed, fitted bedrooms and fully tiled wet room. Sold with vacant possession and no onward chain. Viewing is highly recommended.

- Three Bedroom
- Gas Central Heating
- Corner Plot
- No Chain
- Tax Band C
- Semi Detached
- Double Glazed
- Vacant Possession
- Off Road Parking/ Garage
- EPC Ordered

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property, sold with vacant possession and no onward chain. Situated in a popular residential location close to Rivington Country Park, local schools, shops and local amenities.
Benefitting from double glazing, gas central heating, off road parking, garage, fitted wardrobes to all bedrooms and garden space front and rear. This home comprises:- Porch, hallway, lounge/diner, kitchen, to the upstairs there are three bedrooms and a fully ceramic tiled wetroom. To the outside there are gardens front and rear and a driveway leading to a garage.
This property is recommended for viewing to appreciate the location and condition.

Porch
Two uPVC opaque double glazed windows to front, two uPVC opaque double glazed windows, uPVC entrance door to:

Entrance Hall
Double radiator, stairs, door to:

Kitchen 13'9" x 7'9" (4.18m x 2.37m)
Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, integrated fridge/freezer, space for dishwasher, built-in eye level electric fan assisted oven, built-in four ring electric ceramic hob with pull out extractor hood over, uPVC double glazed window to rear, heated towel rail, ceramic tiled flooring, uPVC double glazed frosted entrance door to side, door to:

Lounge/Dining Room 24'6" x 10'10" (7.46m x 3.30m)
Two uPVC double glazed windows to rear, living flame effect electric open fire set in marble Adam style surround, two double radiators, uPVC double glazed entrance door to rear, door to:

Garage
Brick built single garage, uPVC frosted double glazed window to rear, metal up and over door, uPVC entrance door to rear.

Bedroom 1 12'1" x 10'10" (3.69m x 3.30m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, double radiator, two double doors, door to:

Landing
UPVC double glazed window to side, door to:

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Bathroom
Three piece suite comprising wash hand basin and low-level WC, ceramic and tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to front, heated towel rail, ceramic tiled flooring, door to:

Bedroom 2 12'11" x 9'4" (3.94m x 2.84m)
UPVC double glazed window to rear, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving, overhead storage, cupboard and drawers, Storage cupboard, double radiator, two double doors, door to:

Bedroom 3 10'2" x 7'9" (3.10m x 2.37m)
UPVC double glazed window to rear, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, double radiator, double door.

Outside Front
Mature garden laid to lawn with mature flower beds, paved driveway leading to garage.

Outside Rear
Enclosed rear garden laid to paving making large patio seating area.

Side Garden
Laid to ornamental stone forming a rockery.

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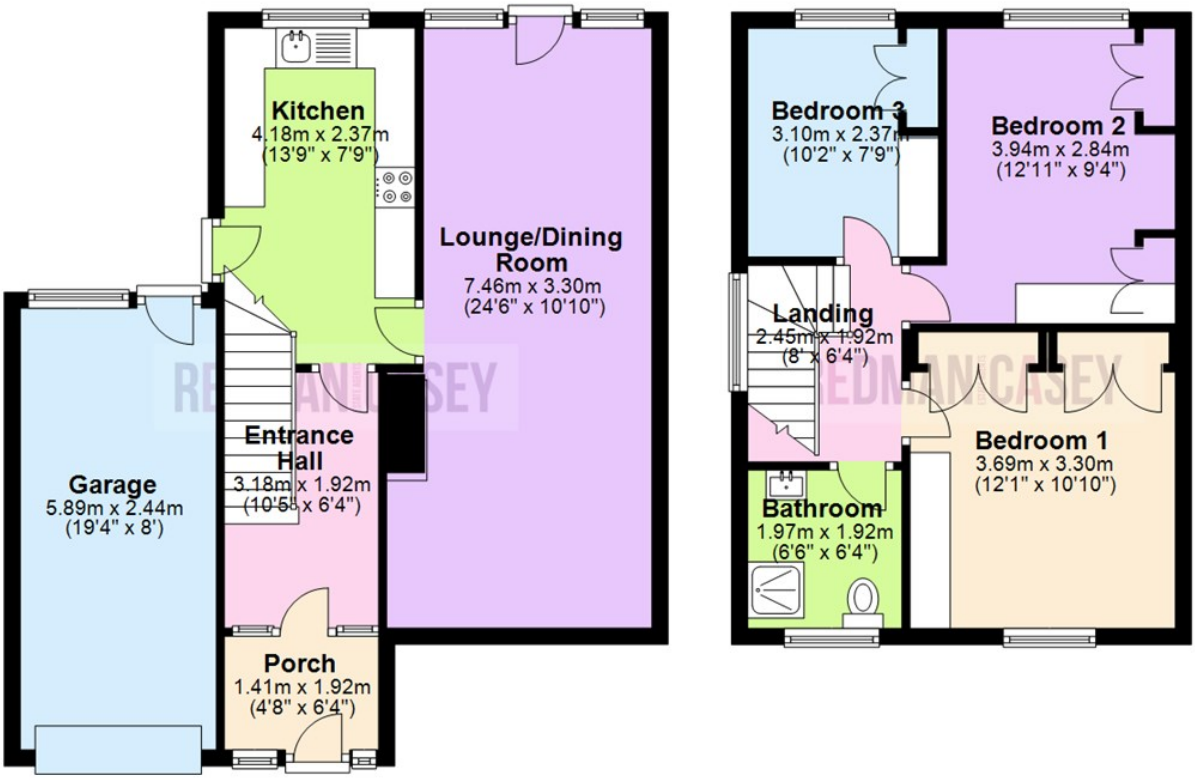
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)

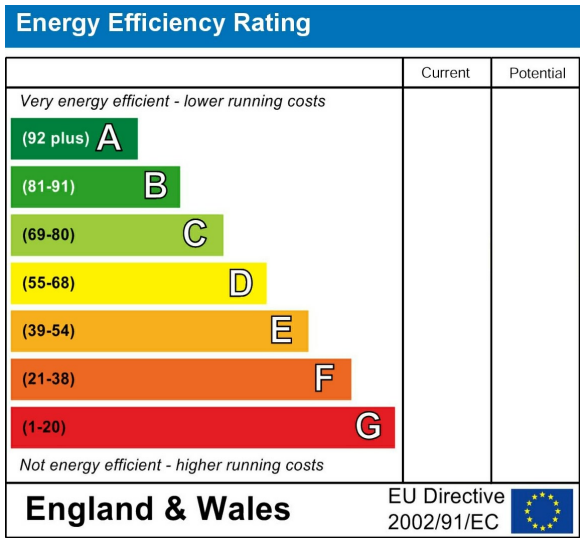
First Floor

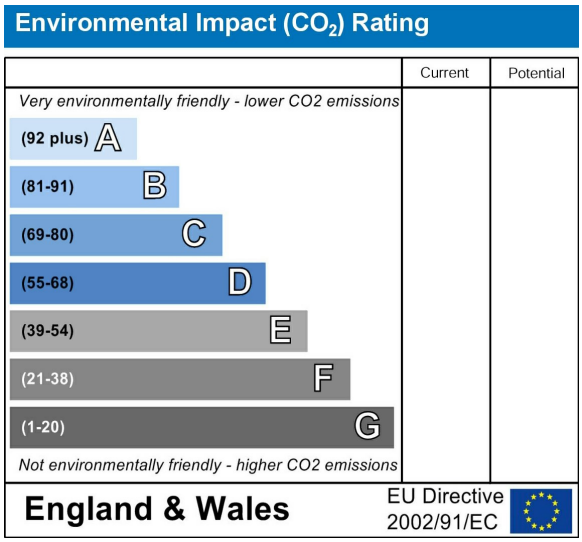
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 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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