REDMAN CASEY ESTATE AGENTS

## 38 Hilton Avenue, Horwich, Bolton, Lancashire, BL6 5RJ

## Offers In The Region Of £200,000

Superb three bedroom semi detached property, well presented and decorated through out offering excellent accommodation with three generous bedrooms and spacious lounge open plan to dining room. fitted kitchen with built in and integrated appliances. Superb south facing rear garden with large paved patio and lawned area. off road parking for one car. Viewing essential to appreciate all that is on offer.

- 3 Bedroom Semi Detached
- Spacious Lounge open plan to Dining Area
- Fitted Kitchen
- 3 Generous Bedrooms
- Off Road Parking
- Superb Rear Garden
- EPC Rating C
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented and deceptively spacious three bedroom semi detached property, ideally located for local amenities, shops and schools, the property offers fantastic accommodation comprising:- Entrance hall, lounge, open plan archway to dining area, fitted kitchen with a range of base and wall units with built in and integrated appliances. To the first floor there are three generous bedrooms and a bathroom with three piece white suite with power shower over bath. Outside to the front are well manicured garden with block paved driveway and to the rear there is a superb south facing garden with large paved patio and steps leading down to a extensive lawned area. This property makes a great family house and early viewing is recommended to appreciate all on offer.

**Entrance Hall**
Stairs to first floor landing, Composite double glazed entrance door, door to:

**Lounge 12'4" x 14'8" (3.75m x 4.47m)**
UPVC double glazed window to front, fireplace, radiator, open plan, door to built-in under-stairs storage cupboard.

**Dining Room 10'11" x 9'11" (3.32m x 3.02m)**
Radiator, uPVC double glazed french double doors to garden, door to:

**Kitchen 10'11" x 7'7" (3.32m x 2.31m)**
Fitted with a matching range of oak effect base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, column radiator, laminate flooring, ceiling with recessed spotlights, uPVC double glazed door to garden.

**Landing**
UPVC frosted double glazed window to side, radiator, access to loft space, door to:

**Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)**
UPVC double glazed window to front, built-in double storage cupboard, radiator, double door, door to:

**Bedroom 2 10'11" x 9'5" (3.34m x 2.87m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 7'11" x 8'5" (2.41m x 2.57m)**
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 and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiling to all walls, extractor fan, uPVC frosted double glazed window to front, double radiator, tiled flooring.

**Outside**
Front garden, block paved driveway to the front with car parking space for car, enclosed by timber fencing to front and sides with mature shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large sun patio with steps down to grassed area and mature flower and shrub borders, timber garden shed, side gated access, brick paved pathway, outside cold water tap, security lighting.

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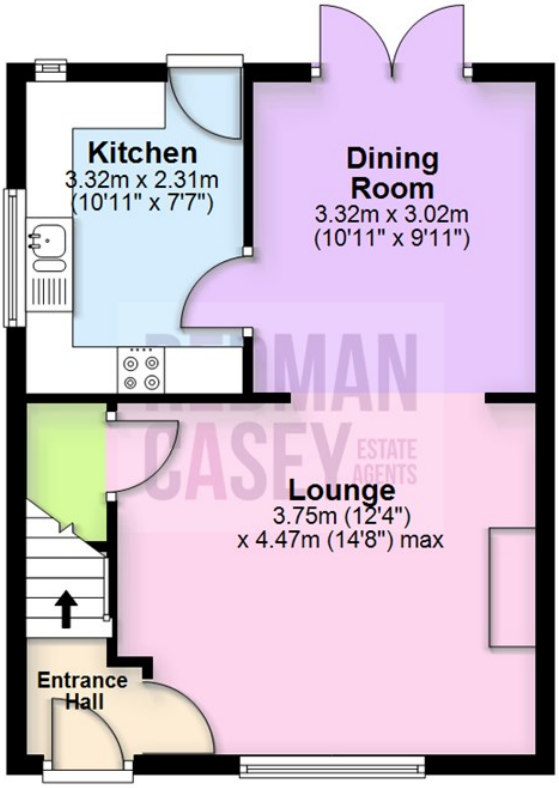
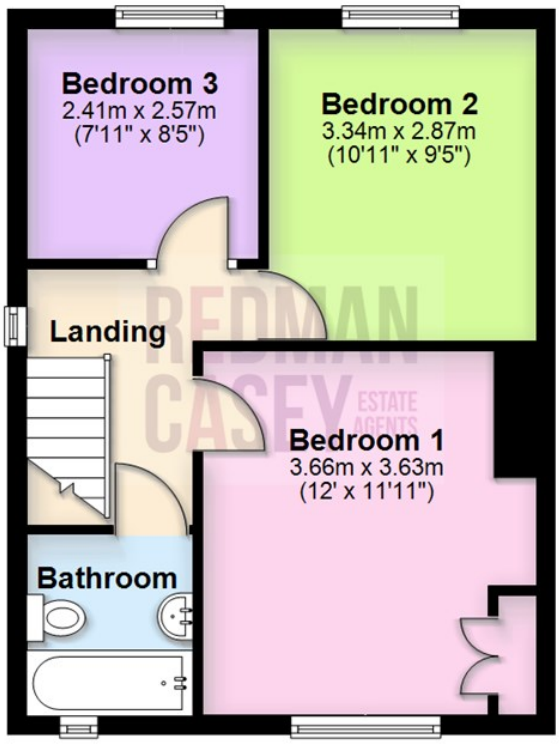
## Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)




## First Floor

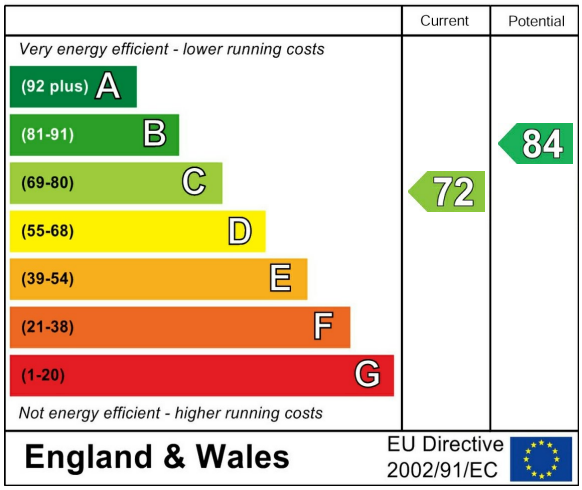
Approx. 39.3 sq. metres (423.5 sq. feet)



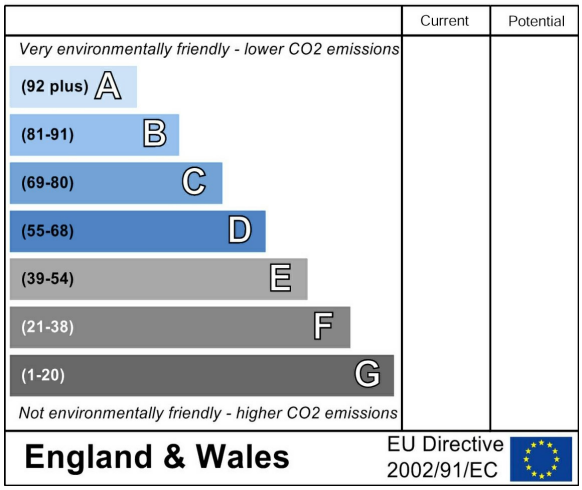

Total area: approx. 78.3 sq. metres (843.1 sq. feet)

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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