REDMAN CASEY ESTATE AGENTS

22 Sefton Lane, Horwich, Bolton, Lancashire, BL6 6HJ

Offers Around £255,000

Three Bedroom semi detached property, situated in a very popular residential location. Close to shops, schools, rail links and all local amenities. Benefitting from off road parking, gardens front and rear gas central heating and double glazing this property offers space, location in a purely residential location. Sold with vacant possession and no onward chain viewings are highly recommended to appreciate all that is on offer.

- 3 Bedroom
- Residential Location
- Off Road Parking
- Council Tax Band C
- Double Glazing
- Semi Detached
- Gardens Front And Rear
- Awaiting EPC
- Gas Central Heating
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Charming three bedroom semi detached property sold with vacant possession and no onward chain.
The property comprises:- Outer porch, hallway, lounge, dining room, kitchen, utility area. To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there are gardens front and rear and a driveway. The property is situated in a quiet and popular residential location close to shops, schools, rail links and all local amenities. Benefitting from double glazing, off road parking, gas central heating, gardens front and rear with a utility room off the kitchen. This property offers spacious living in a superb location and viewings are highly recommended to appreciate all that is on offer.

Outer Porch
UPVC obscure double glazed window to front, uPVC obscure double glazed window to front to rear, open plan, uPVC double glazed obscure entrance door to front.

Hallway
UPVC double glazed window to side, double radiator, stairs, open plan to Kitchen, door to:

Lounge 12'6" x 10'11" (3.81m x 3.33m)
UPVC double glazed bow window to front, living flame effect gas fire fireplace set in feature surround, radiator, open plan to:

Dining Area 13'5" x 10'11" (4.10m x 3.33m)
Double radiator, uPVC double glazed entrance patio door to rear, door to:

Kitchen 9'1" x 6'5" (2.77m x 1.96m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic tiled worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, fitted electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed box window to rear, double radiator, ceramic tiled flooring, open plan to:

Utility Area 4'11" x 6'8" (1.49m x 2.03m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, cornice trims and ceramic tiled, space for fridge/freezer, uPVC double glazed entrance door to rear, door to Storage cupboard.

Storage cupboard.

Bedroom 1 12'6" x 10'11" (3.81m x 3.33m)
UPVC double glazed bow window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, radiator, two double doors, door to:

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Landing
UPVC double glazed window to side, door to:

Bedroom 3 8'3" x 6'5" (2.52m x 1.96m)
UPVC double glazed window to front, fitted wardrobe(s) with hanging rail, shelving, overhead storage and drawers, radiator, double door, door to:

Bedroom 2 13'5" x 10'11" (4.10m x 3.33m)
UPVC double glazed window to rear, Storage cupboard, built-in wardrobe(s) with hanging rail, shelving and overhead storage, double radiator, two double doors, door to:

Bathroom
Three piece suite comprising deep corner panelled bath with telephone style taps, wash hand basin with base cupboard and ceramic and half tiled walls and close coupled WC, uPVC opaque double glazed window to rear, radiator, ceramic tiled flooring.

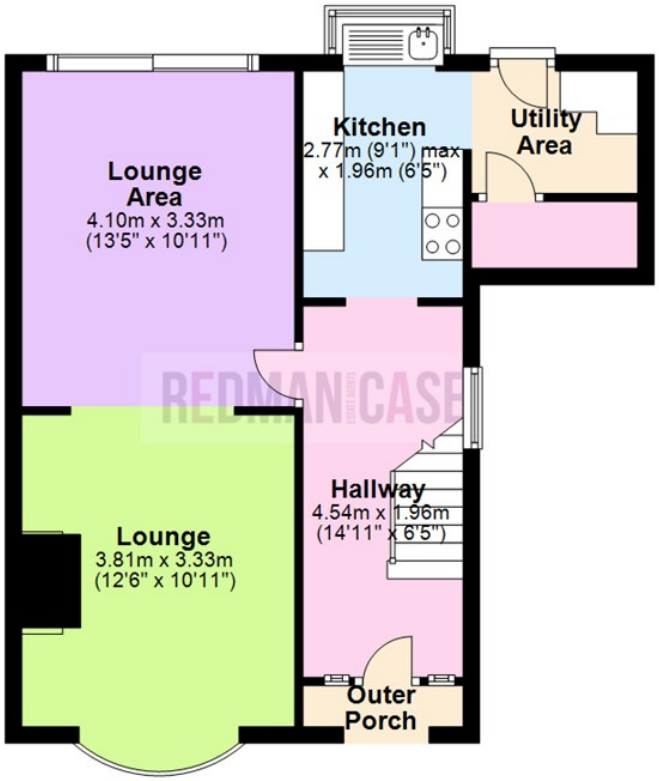
Outside Front
Enclosed front garden with flower beds and mature planting, driveway offering off road parking for two vehicles.

Outside Rear
Enclosed rear garden with lawn, mature flower beds, outside sheds, paved patio seating area.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

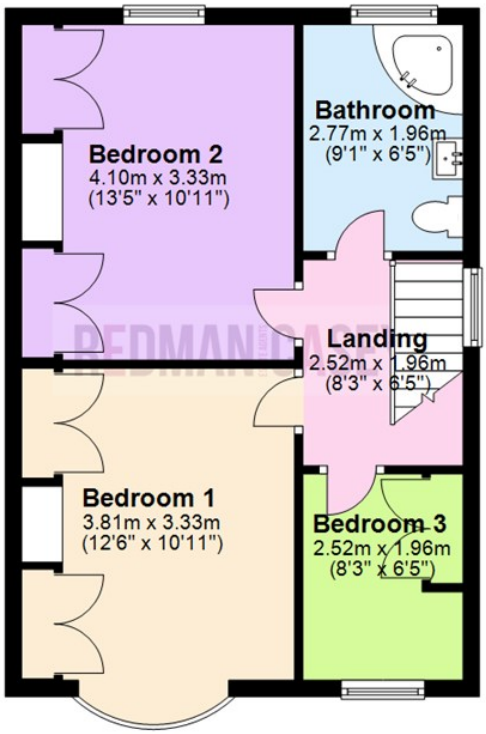
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

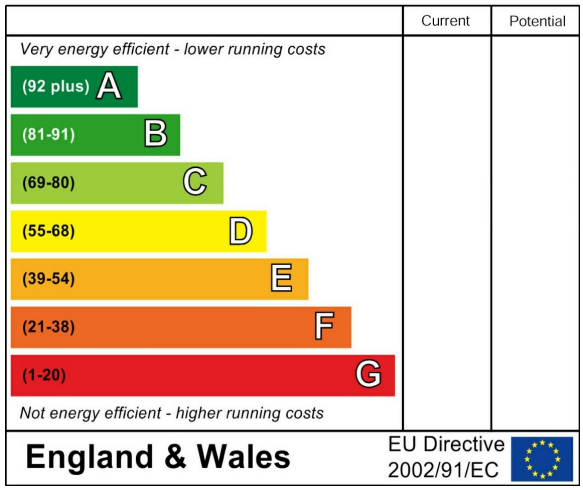
Approx. 43.5 sq. metres (467.8 sq. feet)



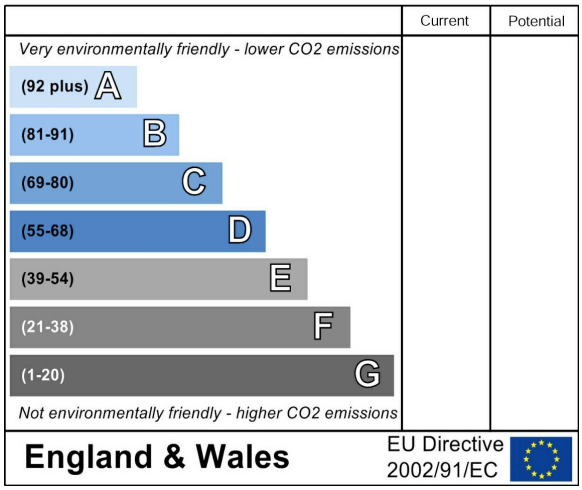
Total area: approx. 92.4 sq. metres (994.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk