REDMAN CASEY ESTATE AGENTS

33 Hazel Pear Close, Horwich, Bolton, BL6 5GS

Offers In The Region Of £175,000

A three storey end townhouse in immaculate order throughout offering a wealth of versatile accommodation with hall, storage cupboard, three piece shower room, utility, bedroom 3 or office, lounge, kitchen diner, two more double bedrooms both with three piece en-suites. Externally driveway, attached garage and rear garden and patio. The property also benefits from gas central heating and double glazed windows.

- Versatile Living Accommodation
- Garage & Drive
- Three Bedrooms
- Two En-Suites
- Good Decorative Order Throughout
- EPC Rating

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

Located on Hazel Pear Close, Horwich, this three storey end townhouse offered in immaculate condition throughout comprising; entrance hall, shower room, storage cupboard, utility room, bedroom three or office. On the first floor there is a spacious lounge with windows to two elevations, modern kitchen and dining room, second floor landing with access to two double bedrooms both with en-suite facilities. The property also benefits from garage and driveway, rear garden and patio, gas central heating and double glazed windows. The locality is handy for local train station, motorway access, Middlebrook retail park, regarded schools and the village centre of Horwich. For the ramblers, runner and cyclists Rivington Pike and Winter Hill are good routes to explore and views towards the pike can be seen from the kitchen diner. Internal and external viewing is highly recommended.

Hall
Entrance hall with laminate floor, power points, door to storage cupboard, doors to further accommodation, stairs rise to upper level.

Shower Room
Three piece suite comprising low level W.C., pedestal mounted vanity wash basin, shower cubicle, wall mounted radiator, double glazed frosted window to side aspect.

Utility 7'9" x 5'6" (2.36m x 1.68m)
Access from the hall to utility fitted with a range of wall and base units and contrasting work surfaces, power points, plumbed for washing facilities, door to rear.

Bedroom 3 7'9" x 8'8" (2.36m x 2.63m)
Situated on the ground floor with double glazed window to the rear overlooking the gardens, power points, wall mounted radiator.

Garage
Accessed via up and over door to the front elevation providing potential off road parking or storage.

Landing
Stairs rise to first floor landing providing access to the lounge and kitchen diner, stairs rise to second floor landing.

Kitchen/Diner 7'9" x 14'6" (2.36m x 4.43m)
Modern styled fitted kitchen offering a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset sink with mixer tap, integrated oven/grill with four hob gas burner and extractor over, space for fridge freezer, plumbed for dishwasher, laminate flooring, space for dining, double glazed windows to rear.

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Lounge 17'4" x 14'6" (5.29m x 4.41m)
Spacious versatile lounge with double glazed windows to two elevations, power points, wall mounted radiator.

Landing
Stairs rise to second floor landing, doors lead to two more bedrooms with en-suite facilities.

Bedroom 1 10'4" x 14'6" (3.15m x 4.41m)
Good sized double room with fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed windows, door to en-suite.

En-suite
Three piece en-suite with panelled bath with shower over and screen, low level W.C., pedestal mounted vanity wash basin, partial tiled elevations, wall mounted radiator, double glazed frosted window.

Bedroom 2 11'6" x 14'6" (3.50m x 4.43m)
Another good sized double bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed windows.

En-suite
Modern three piece suite with shower cubicle, low level W.C., vanity wash basin, wall mounted radiator, splash back tiling.

Outside
To the front aspect tarmac drive providing off road parking for at least two cars leading to attached single garage with up and over door.

To the rear a stone flagged patio with lawned area, soil bedded sections with seasonal plants and foliage bordered by traditional wooden panelled fencing.

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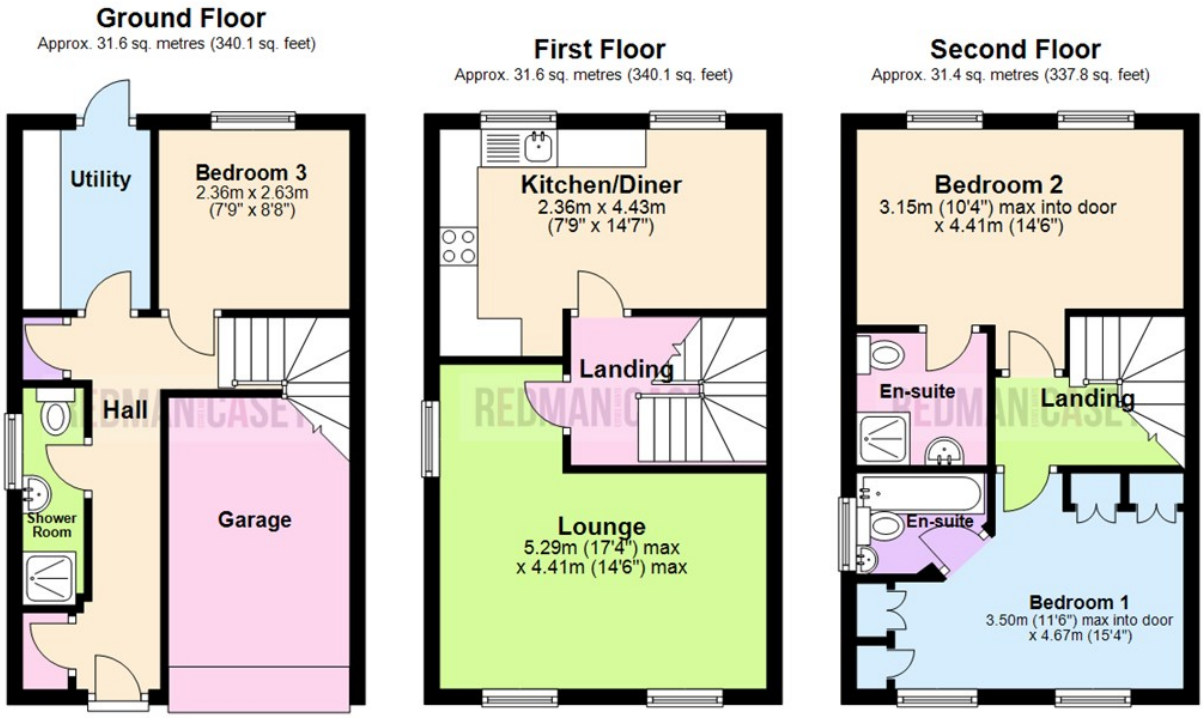
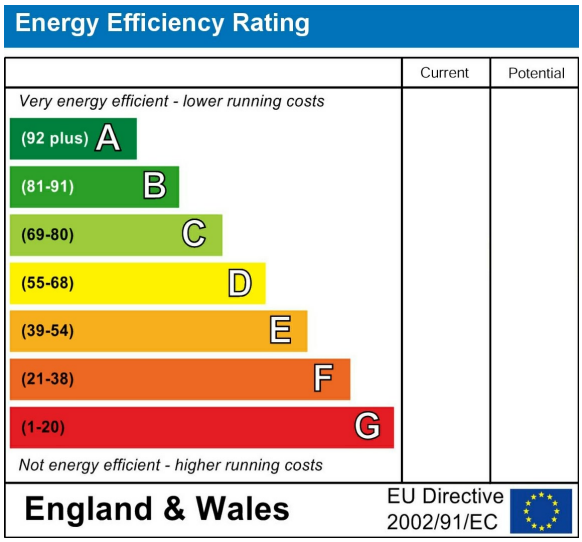
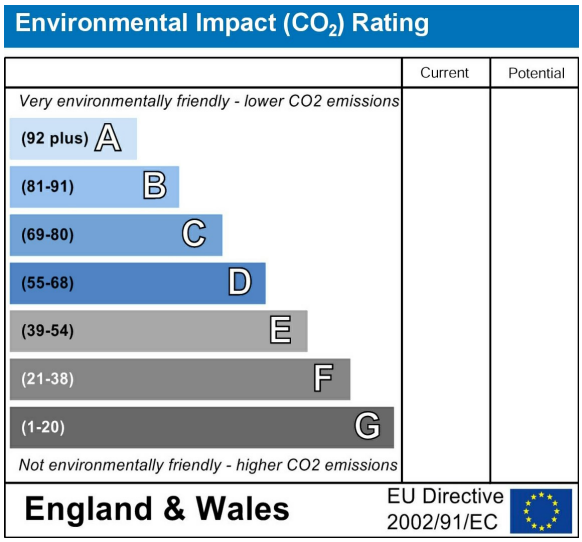


Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

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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