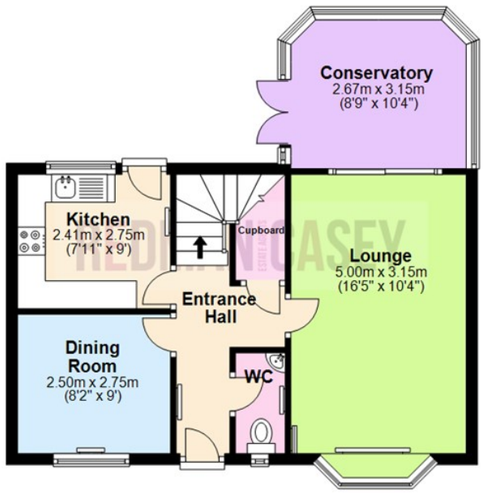
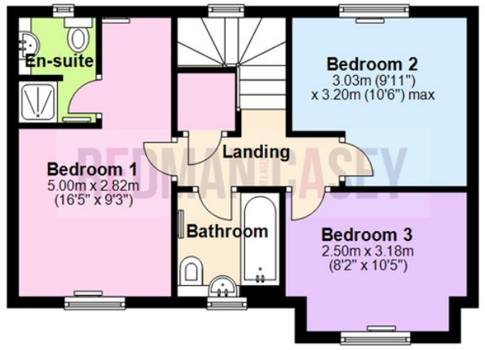
Ground Floor
Approx. 49.1 sq. metres (528.1 sq. feet)

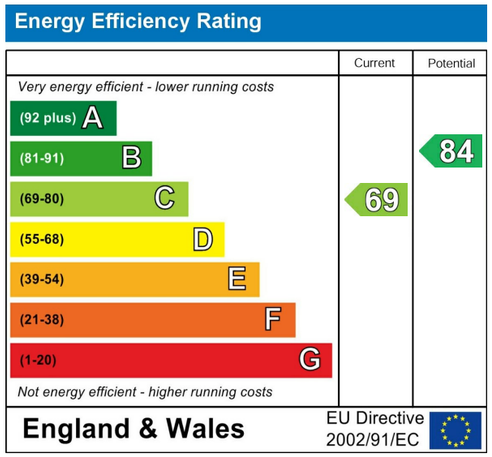


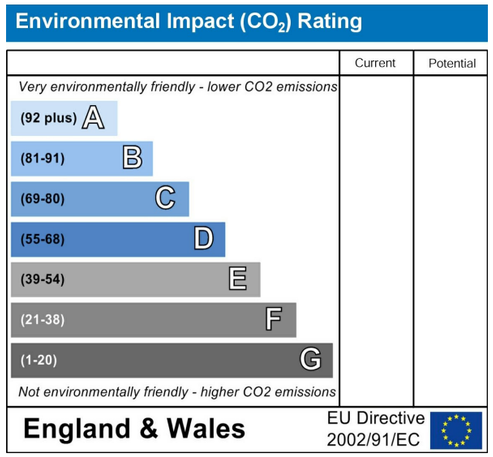
First Floor
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 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.





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

REDMAN CASEY ESTATE AGENTS

21 Greenwood Avenue, Horwich, Bolton, BL6 6FA

Well presented three bedroom detached property located in a quiet cul de sac and offering excellent accommodation with two reception rooms, fitted kitchen, conservatory and cloakroom wc. three bedrooms with en suite to master, two bedrooms fitted with wardrobes and a family bathroom. Generous corner plot gardens with detached garage and carport offering parking for 3-4 cars. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £310,000

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Located within easy reach of local amenities, shops Middlebrook retail park along with sought after schools and M61 motorway and Horwich Parkway railway station offering links to Manchester and beyond. This three bedroom detached property offers excellent accommodation set in a generous plot giving the opportunity to extend should the need arise. The accommodation comprises : Entrance hall, cloakroom w.c. Lounge separate dining room, fitted kitchen and conservatory. To the first floor there are three double bedrooms two with fitted / built in wardrobes and the master with en suite shower room. Outside there are corner gardens with a detached brick built garage with power and light connected, car port and extensive block paved driveway offering parking for 3-4 cars. lawned area with well stocked borders and two large sun patio areas. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Radiator, dado rail, coving to ceiling, carpeted stairs to first floor landing, Composite double glazed entrance door, uPVC double glazed door to garden, door to:

Cupboard
Built-in under-stairs storage cupboard.

WC
UPVC frosted double glazed window to front, fitted with two piece coloured suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, radiator, tiled flooring, dado rail.

Lounge
16'5" x 10'4" (5.00m x 3.15m)
UPVC double glazed bay window to front, radiator, double radiator, dado rail, three wall lights, coving to ceiling, metal double glazed patio door to:

Conservatory
8'9" x 10'4" (2.67m x 3.15m)
Half brick construction with uPVC double glazed windows, polycarbonate roof and power connected, four windows to side, two windows to rear, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Dining Room
8'2" x 9'0" (2.50m x 2.75m)
UPVC double glazed window to front, radiator, coving to ceiling.

Kitchen
7'11" x 9'0" (2.41m x 2.75m)
Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 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, uPVC double glazed window to rear, radiator, ceramic tiled flooring, door to:

Landing
UPVC frosted double glazed window to rear, dado rail, door to over-stairs with built-in over-stairs airing cupboard housing, factory lagged hot water cylinder with slatted shelving, door to:

Bedroom 1
16'5" x 9'3" (5.00m x 2.82m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further two built-in single wardrobes, bedside cabinets, two radiators, door to:

En-suite
Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure with shower over and low-level WC, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Bedroom 2
9'11" x 10'6" (3.03m x 3.20m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8'2" x 10'5" (2.50m x 3.18m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath and inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, WC with hidden cistern, half height ceramic tiling to three walls, shaver point and light, uPVC frosted double glazed window to front, double radiator.

Outside
Front garden, extensive block paved driveway to the side leading to garage and with car parking space for three cars with mature flower and shrub borders, paved pathway leading to front entrance door and side pedestrian gate. Detached brick built single garage with up ad over door, power and light connected, along with a carport to side of garage.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber garden shed, outside cold water tap, further paved circular sun patio.