REDMAN CASEY ESTATE AGENTS

42 Mary Street West, Horwich, Bolton, BL6 7JT

Offers Around £195,000

Stunning extended three bedroom end terraced, located in a very popular location. Close to local primary and secondary schools, local shops, amenities, good transport links and easy access to Rivington Country park. This recently modernised and totally refurbed has been done to a very high standard and benefits from double glazing, gas central heating, kitchen extension, garden fronted and enclosed rear seating area. Viewing is essential to appreciate the condition, location and all this property has to offer, sold with vacant possession and no onward chain.

- Extended 3 Bedroom
- Vacant Possession
- End Terraced
- Council Tax Band A
- Double Glazed
- Modernised To A Very High Standard
- No Chain
- EPC Rating D
- Gas Central Heating

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

Extended three bedroom end terrace newly refurbished and completely modernised to a very high standard. Located in a very popular residential location, close to good road and rail links, local primary and secondary schools, local shop sand amenities, and easy access to Rivington Country Park. The property comprises:- Porch, entrance hall, open plan lounge diner and modern extended kitchen. To the first floor there are three bedroom and a family bathroom. Garden fronted and enclosed rear yard paved with seating and dining area. Benefitting from double glazing, gas central heating and is sold with vacant possession and no onward chain.
Viewing is essential to appreciate the location and condition of this home.

Porch
Two uPVC frosted double glazed windows to side, uPVC double glazed window to front, uPVC double glazed entrance door to front:

Hallway
Radiator, stairs, door to Storage cupboard.

Lounge/Dining Room 20'9" x 17'5" (6.32m x 5.32m)
UPVC double glazed window to front, uPVC frosted double glazed window to side, uPVC double glazed window to rear, wall mounted gas fire with feature surround, double radiator, radiator, open plan:

Kitchen 13'8" x 10'0" (4.16m x 3.04m)
Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and ceramic tiled splashbacks, concealed under-unit lights, built-in integrated fridge/freezer, dishwasher and automatic washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, double radiator, uPVC double frosted entrance door to side.

Landing

Bedroom 1 10'11" x 10'10" (3.33m x 3.31m)
UPVC double glazed window to rear, radiator.

Bedroom 2 9'4" x 9'2" (2.84m x 2.80m)
UPVC double glazed window to front, radiator, door to:

Bedroom 3 6'2" x 8'4" (1.87m x 2.54m)
UPVC double glazed window to front, radiator.

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

Bathroom
Three piece suite with comprising, deep panelled bath with mixer tap and glass screen, wall mounted wash hand basin with mixer tap, ceramic and full height tiling to all walls and mirror and low-level WC, wall mounted mirror, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

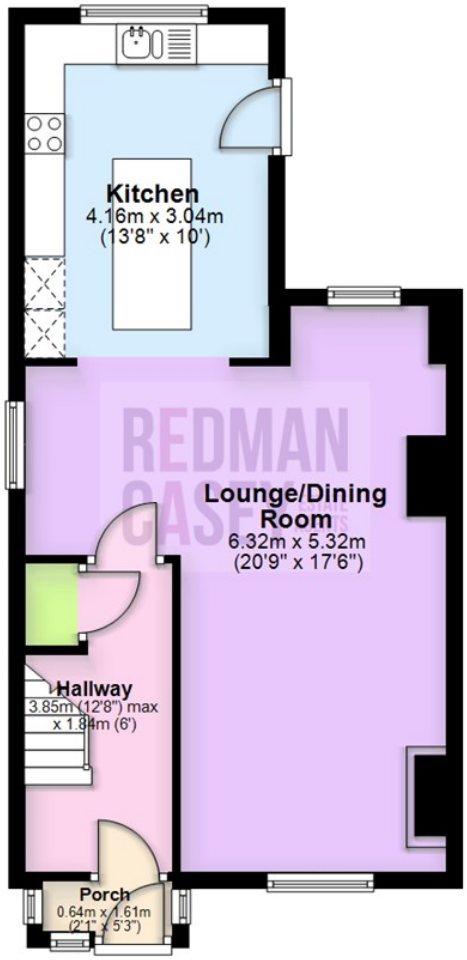
Outside Front
Small enclosed front garden.

Outside Rear
Enclosed rear garden area laid to paving with patio seating and dining area.

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

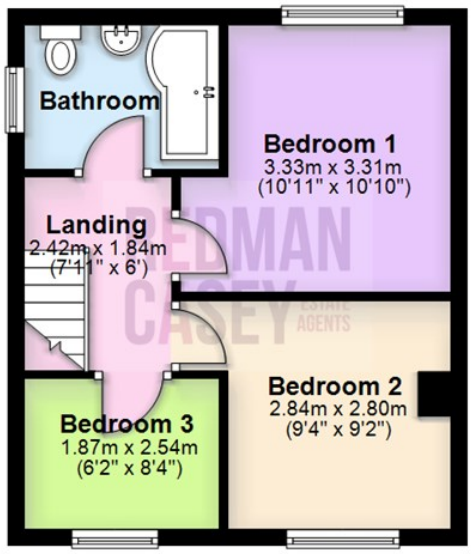
Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



First Floor

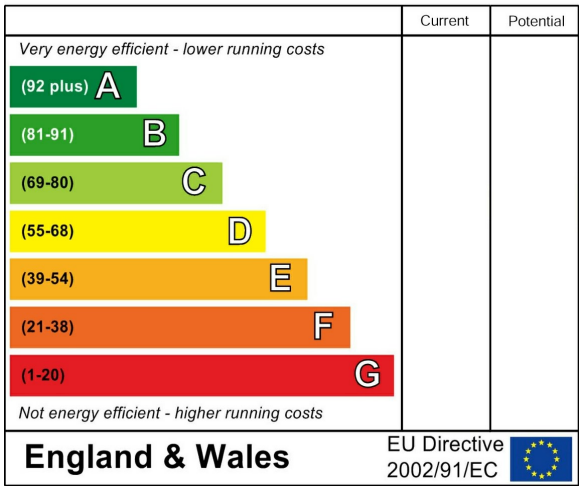
Approx. 33.0 sq. metres (355.6 sq. feet)



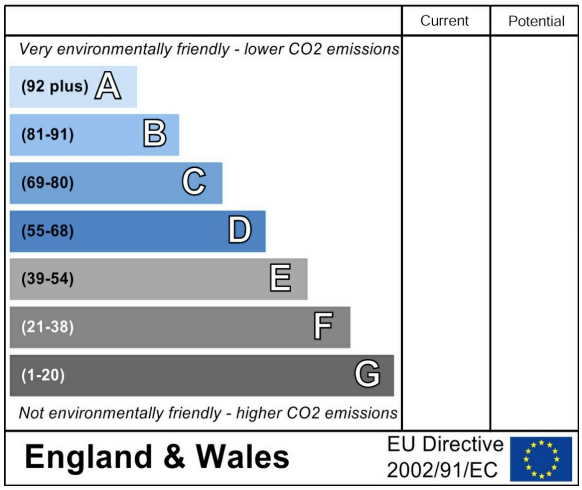
Total area: approx. 82.4 sq. metres (886.9 sq. feet)

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