REDMAN CASEY ESTATE AGENTS

47 Brazley Avenue, Horwich, Bolton, Lancashire, BL6 6LF

£187,000

Three bedroom semi detached property, in a popular residential location close to local schools, shops and all local amenities. The property benefits from double glazing gas central heating, garden to front and large enclosed garden to rear. This well presented property offers spacious living with good outside space and is a excellent family home and viewings are recommended to avoid disappointment.

- Three Bedroom
- Gardens Front and Rear
- Gas Central Heating
- Semi Detached
- Double Glazed

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom semi detached property is a great residential location close to local schools, shops, and local amenities. This property benefits from gas central heating, double glazing enclosed garden to front and large enclosed garden to rear. The property comprises:- Entrance hall, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens front and rear, The rear garden is fully enclosed and has feature flower beds laid mainly to lawn . This property also benefits from gas central heating, double glazing, a garden green house, patio seating area.
This property is highly recommended for viewing to avoid disappointment.

Entrance Vestibule
Stairs, door to:

Lounge
UPVC double glazed window to front, feature wall mounted electric fire, double radiator, door to Storage cupboard.

Dining Room 10'8" x 9'3" (3.26m x 2.82m)
Double radiator, uPVC double glazed entrance double patio doors to rear, open plan to:

Kitchen 10'8" x 8'6" (3.26m x 2.59m)
Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, stainless steel swan neck taps and tiled splashbacks, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, electric fan assisted cooker, built-in gas hob, double glazed window to side, uPVC double frosted back door to rear.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with electric over and low-level WC, tiled surround, uPVC opaque double glazed window to front, radiator, door to:

Landing
UPVC frosted double glazed window to side, double radiator, door to:

Bedroom 1 11'2" x 12'6" (3.40m x 3.81m)
UPVC double glazed window to front, double radiator.

Bedroom 2 10'7" x 9'5" (3.23m x 2.87m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 7'7" x 8'4" (2.32m x 2.54m)
UPVC double glazed window to rear, double radiator.

Outside Front
Enclosed front and sides garden laid mainly to lawn

Outside Rear

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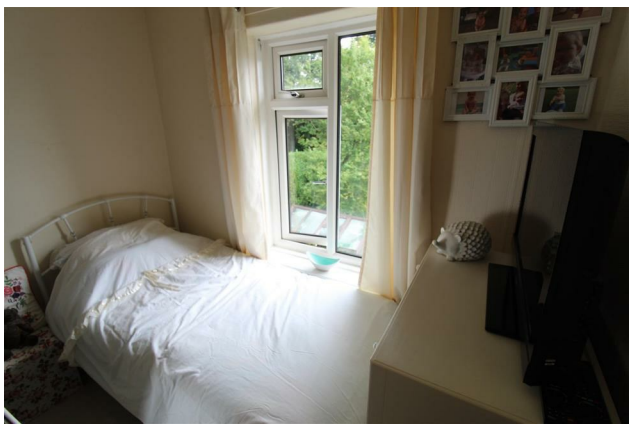
Fully enclosed rear garden with mature flowerbeds, mature trees greenhouse patio area laid to lawn.



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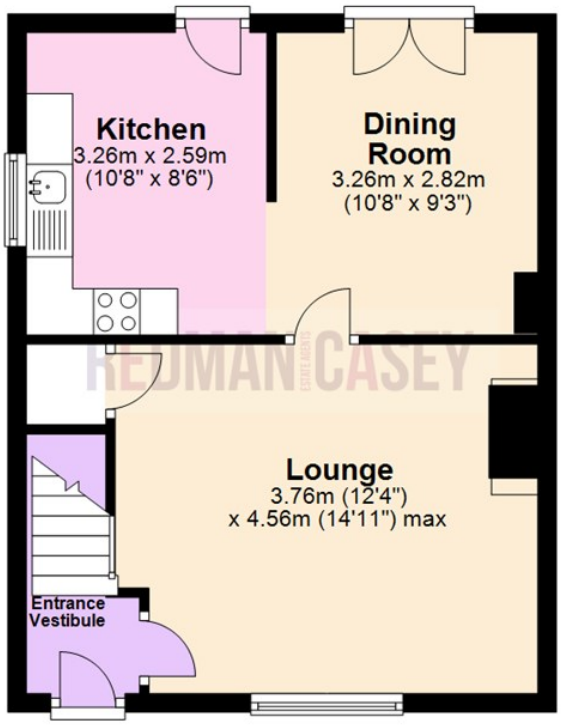
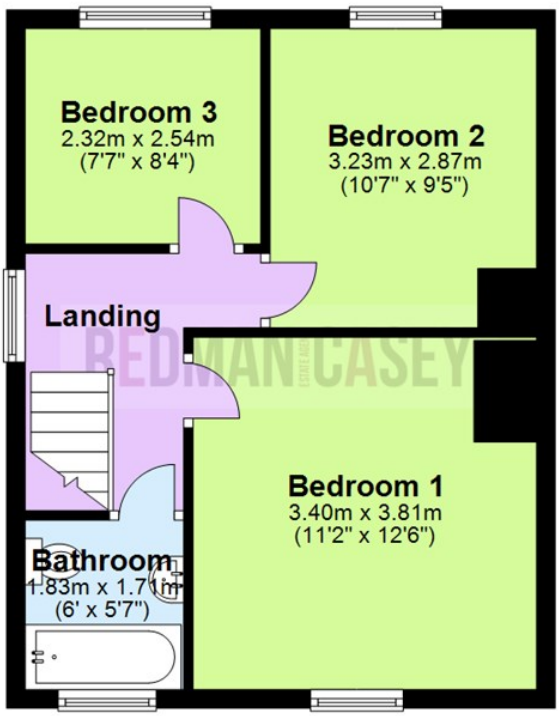
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



First Floor

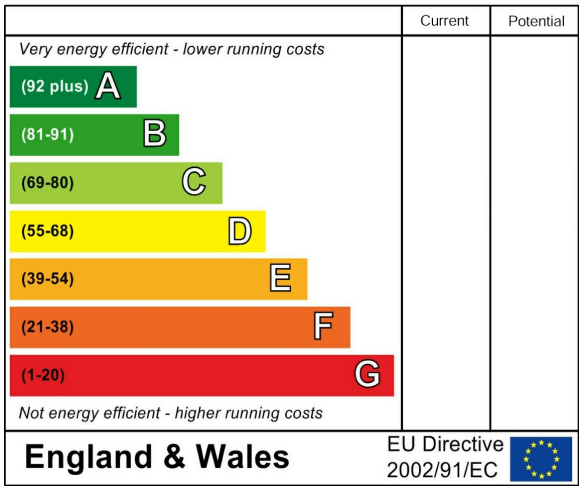
Approx. 38.2 sq. metres (410.9 sq. feet)



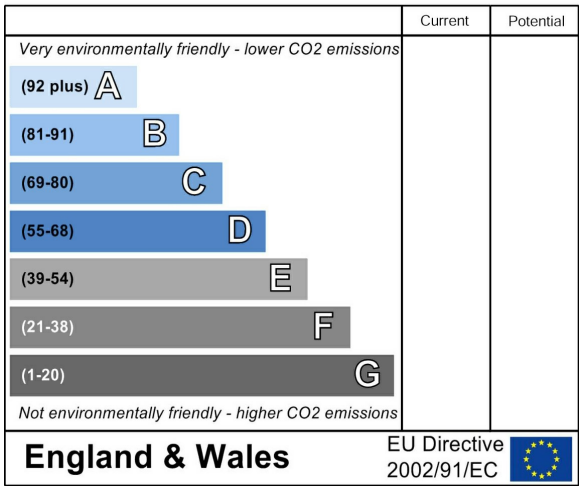
Total area: approx. 74.3 sq. metres (799.3 sq. feet)

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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