REDMAN CASEY ESTATE AGENTS

35 Angelbank, Horwich, Bolton, BL6 5GX

Offers Over £170,000

Superb mid town house offering deceptively spacious accommodation with generous lounge fitted dining kitchen, 3 bedrooms with en suite to master . family bathroom, gardens and parking, sold with no chain viewing is essential to appreciate this fantastic property.

- 3 Bedroom
- Deceptively Spacious
- No Chain
- En Suite Shower
- Viewing Esseantial
- EPC Rating - C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this highly popular residential estate this mid town house offers deceptively spacious accommodation and is ideally situated for access to local schools and amenities along with rail and road links. The property comprises :- Hall, wc, lounge, dining kitchen. To the first floor there are three bedrooms, the master having en suite shower room and a family bathroom with three piece suite. Outside there are gardens to the front and rear along with allocated parking in the car park. Sold with no chain and vacant possession , viewing essential to appreciate all that is on offer.

Hall
Radiator, door to:

WC
UPVC double glazed window to front, fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Lounge 15'8" x 15'9" (4.77m x 4.81m)
UPVC double glazed window to front, Storage cupboard, two radiators, carpeted stairs to first floor landing, archway to:

Kitchen/Dining Room 9'10" x 15'9" (2.99m x 4.81m)
Fitted with a matching range of light maple effect base and eye level units with underlighting, drawers, cornice trims and worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, double glazed french doors to garden.

Landing
Built-in airing cupboard housing, factory lagged hot water tank, radiator, door to:

Bedroom 1 11'2" x 9'2" (3.40m x 2.79m)
UPVC double glazed window to rear, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, shaver point, radiator, ceramic tiled flooring.

Bedroom 2 10'2" x 7'10" (3.10m x 2.40m)
UPVC double glazed window to front, radiator.

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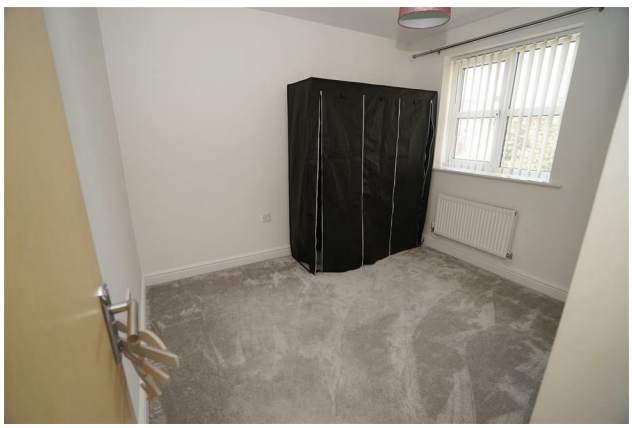
Bedroom 3 11'3" x 7'5" (3.42m x 2.26m)
Arched uPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside
Open plan front with mature flower and shrub borders, pathway leading to front entrance door, access to a numbered parking space for cars. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with gravelled area and with timber garden shed, rear gated access.



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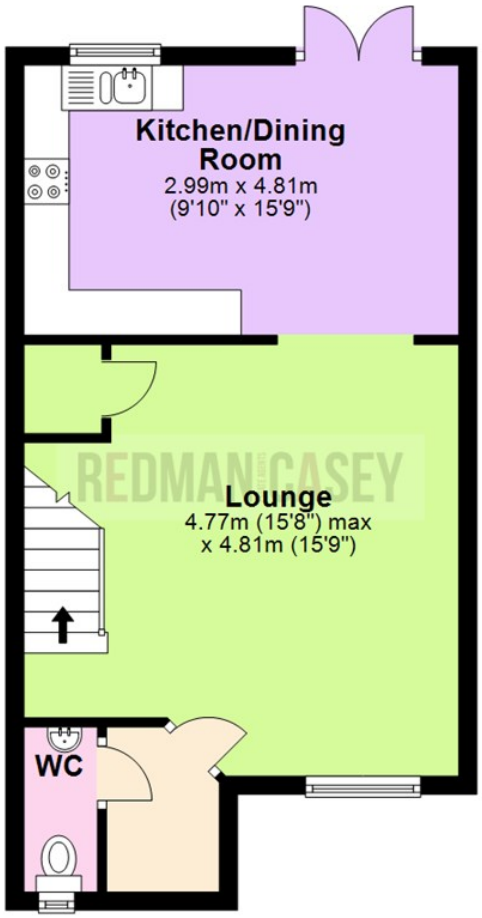
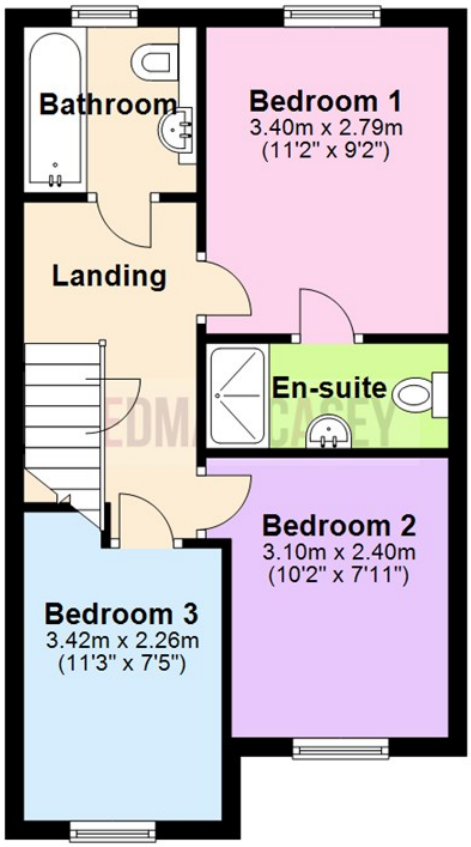
Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



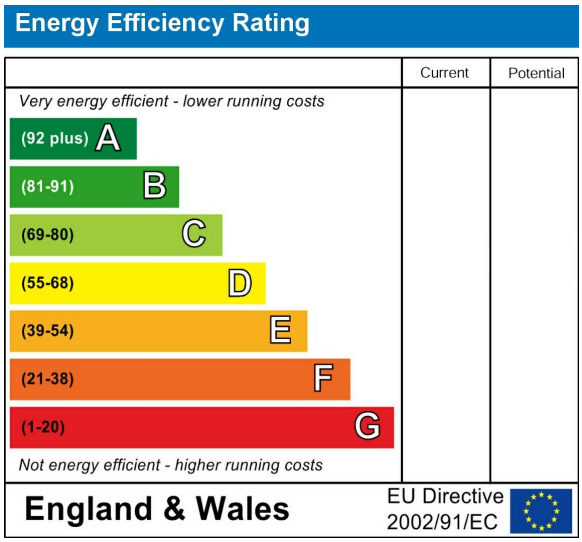
First Floor

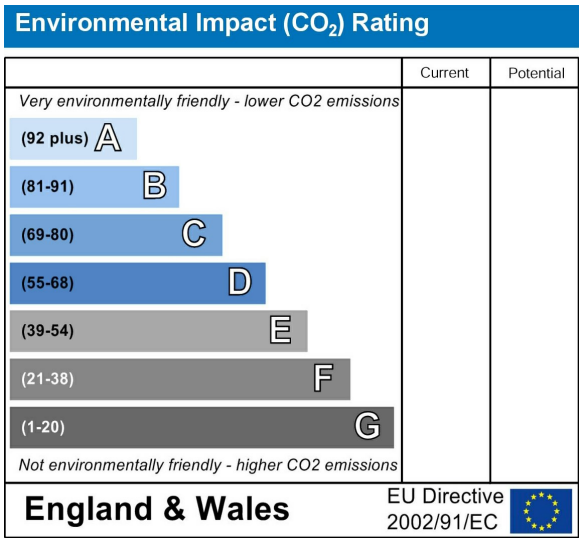
Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.0 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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