REDMAN CASEY ESTATE AGENTS

12 Ormston Avenue, Horwich, Bolton, Lancashire, BL6 7EA

Offers In The Region Of £170,000

Three bedroom town house in good condition in a good residential location close to Rivington Country Park, local schools, shops, and all amenities. Benefits from block paved off road parking for up to four vehicles, large garden to rear with patio seating area, fully double glazed and gas central heating. We highly recommend the viewing of this property to appreciate all that is on offer and the space and condition.

- Three Bedroom
- Large Garden To Rear
- No Chain
- Off Road Parking
- Gas Central Heating
- Double Glazing

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

Three bedroom superbly presented town house in a popular residential location close to local shops, schools, local amenities and Rivington Country Park. This property benefits from off road parking for unto 4 vehicles, large enclosed garden to rear with patio seating area, gas central heating and double glazing. The property comprises:- Entrance hall, kitchen, lounge,, to the first floor there are three bedrooms and a family bathroom with separate WC. This home offers spacious living and is highly recommended for viewing to appreciate the condition and all that is on offer.

Entrance Hall
UPVC frosted double glazed window to side, radiator, uPVC double glazed frosted door to rear, door to Storage cupboard.

Lounge 14'9" x 11'11" (4.49m x 3.64m)
Two uPVC double glazed windows to side, uPVC double glazed window to front, double radiator, door.

Kitchen 9'6" x 12'4" (2.89m x 3.75m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic tiled, 1+1/2 bowl stainless steel sink with mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear, door to:

Bedroom 1 10'2" x 11'11" (3.10m x 3.64m)
UPVC double glazed window to side, cupboard with fitted with a built-in wardrobe(s) with hanging rail and shelving, double radiator, double door, door to:

Bedroom 2 9'1" x 9'1" (2.78m x 2.78m)
UPVC double glazed window to front, radiator.

Bedroom 3 5'3" x 8'0" (1.60m x 2.43m)
UPVC double glazed window to side, radiator.

Bathroom
Two suite comprising deep panelled bath, pedestal wash hand basin and shower with above and folding glass screen, tiled splashbacks, uPVC frosted double glazed window to rear, ceramic tiled flooring.

WC
UPVC frosted double glazed window to rear, fitted with low-level WC, door to:

Landing
Door to:

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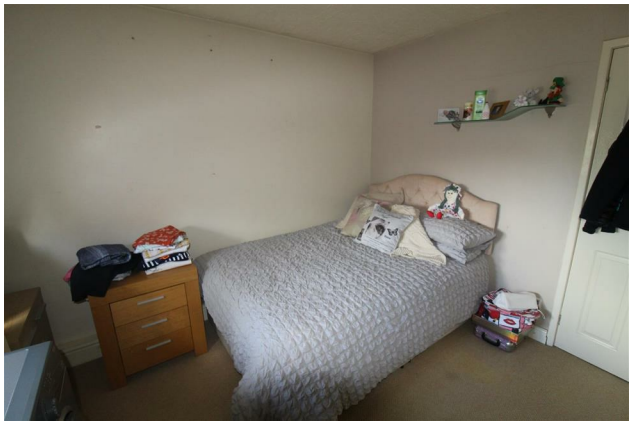
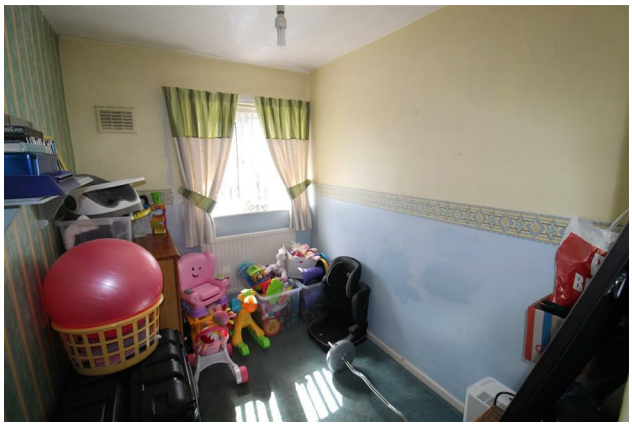
Outside Front
Block paved off road parking fully enclosed.

Outside Rear
Fully enclosed rear garden with lawn mature flower beds and patio seating area.





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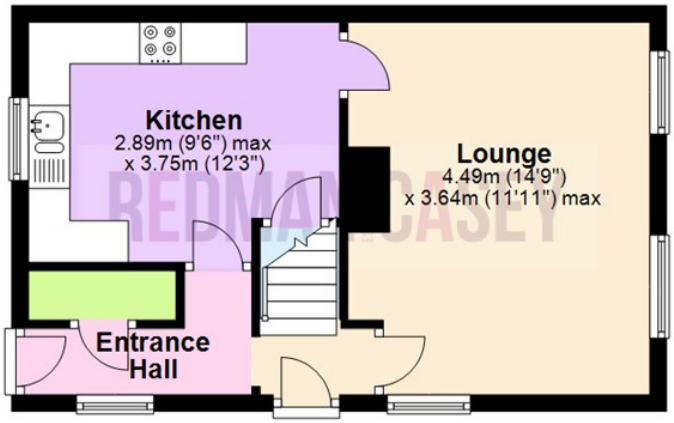
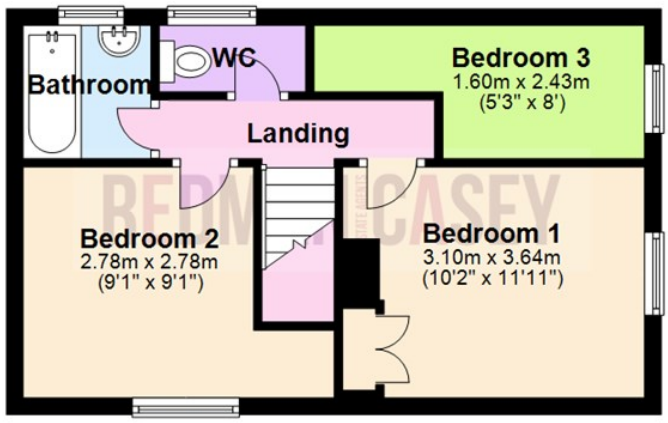
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



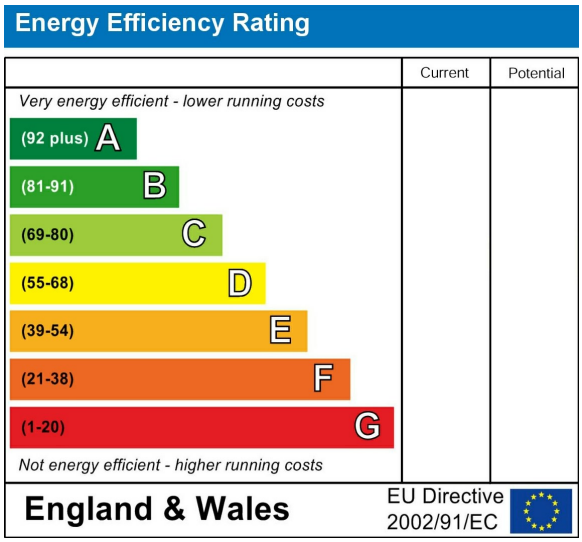
First Floor

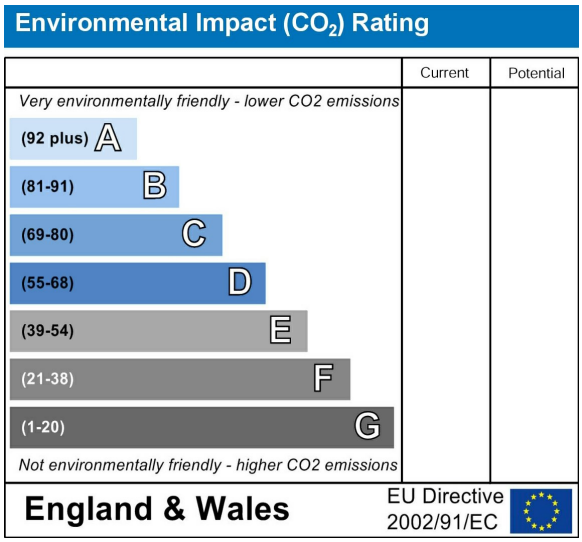
Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 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.





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