REDMAN CASEY ESTATE AGENTS

10 The Heights, Horwich, Bolton, Lancashire, BL6 6LL

Offers Around £215,000

Three bedroom extended semi detached property in a superb residential location. Close to schools, shops, local amenities and transport links. This property offers off road parking gardens to front and rear, gas central heating and double glazing. A spacious home with lots of potential. Viewing is recommended to appreciate all that is on offer.

- Extended
- Off Road Parking
- Two Reception Rooms
- Double Glazing
- Gardens Front and Rear
- Three Bedroom
- Gas Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom extended semi detached property in great residential location, close to local schools, shops, local amenities, rail and road links. This extended property offers many benefits including off road parking, gardens to front and rear, two reception rooms, double glazing and gas central heating. The property comprises:- Entrance hall, lounge, dining room, kitchen. To the upstairs there are three bedrooms and a family bathroom. To the outside there are gardens front and rear with off road parking.
This property is recommended for viewing to appreciate both the space and location of this property.

Entrance Hall
UPVC frosted double glazed window to front, double radiator, stairs, door to Storage cupboard.

Lounge 16'6" x 12'2" (5.03m x 3.70m)
UPVC double glazed bay window to front, coal effect gas open fire fireplace set in feature surround, double radiator, Georgian style hardwood double door to:

Dining Room 12'5" x 8'10" (3.79m x 2.68m)
Double radiator, uPVC double glazed double door to rear, door to:

Kitchen 16'10" x 7'6" (5.12m x 2.28m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl sink unit, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed frosted entrance door to side.

Bedroom 1 13'7" x 8'11" (4.13m x 2.73m)
UPVC double glazed window to front, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, twoStorage cupboard, double radiator, double door, door to:

Bedroom 2 8'4" x 10'3" (2.55m x 3.12m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 9'5" x 6'7" (2.87m x 2.01m)
UPVC double glazed window to front, fitted wardrobe(s) with hanging rail and overhead storage, radiator, double door, door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, wall mounted mirror, uPVC frosted double glazed window to rear, radiator.

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Landing
Door to:

Outside Front
Enclosed Garden with hedges and lawn area block paved driveway.

Outside Rear
Fully enclosed with lawn and mature flower beds, paved patio seating area.

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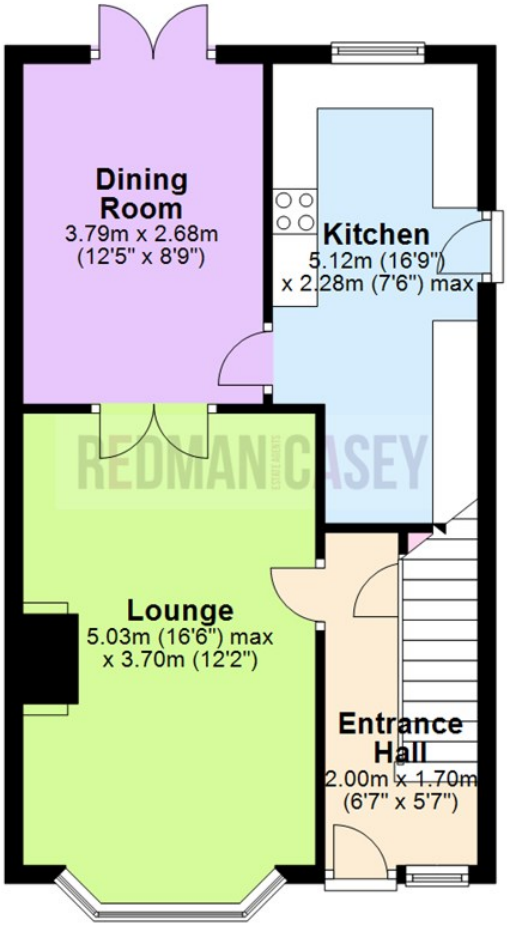
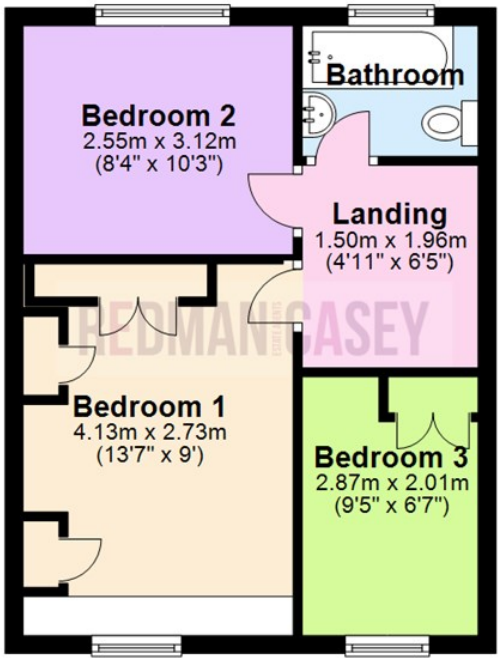
Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



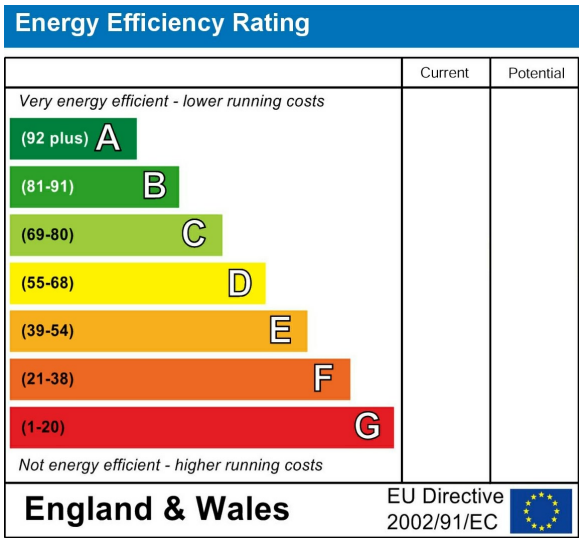
First Floor

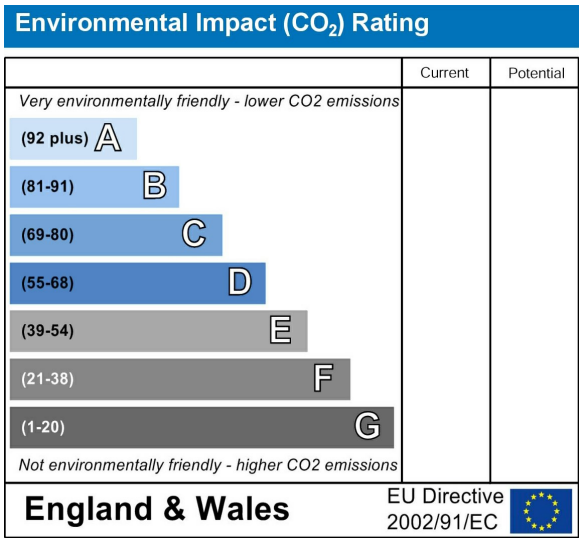
Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 80.2 sq. metres (862.7 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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