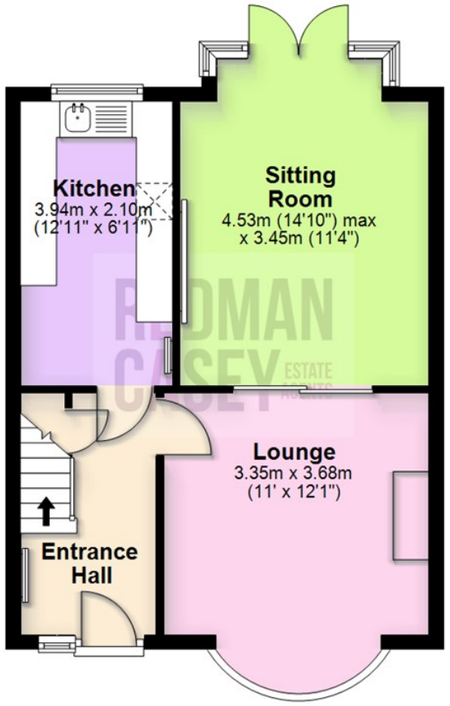
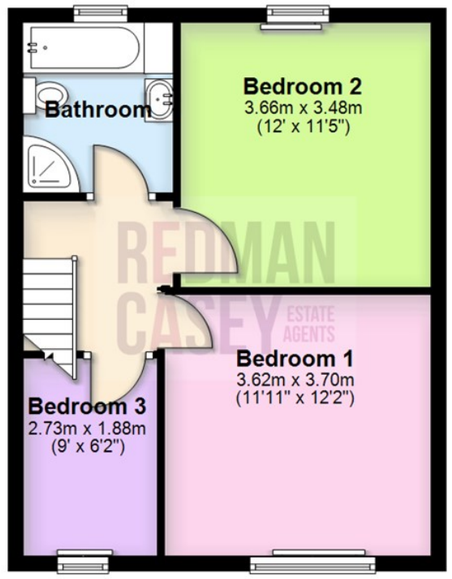
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



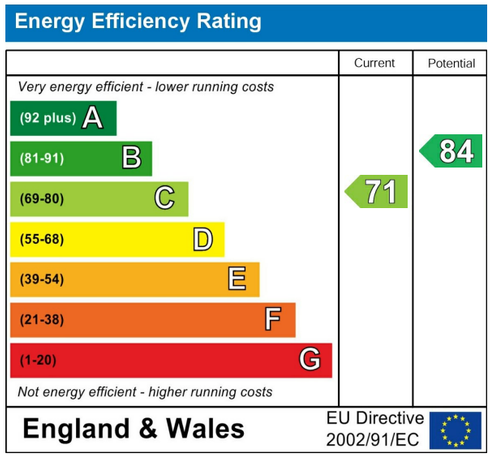
First Floor

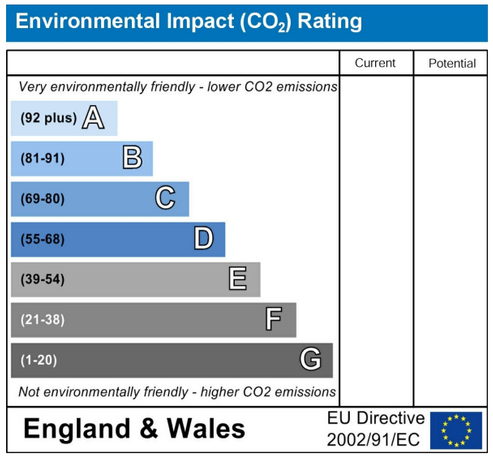
Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.





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

REDMAN CASEY ESTATE AGENTS

16 Hollywood Road, Smithills, Bolton, BL1 6HL

Well presented three bedroom semi detached property, located in a superb residential location. Close to local secondary and primary schools local amenities and easy walking distance to the open country side and Moss Bank Park. Two reception rooms and fitted kitchen, three bedrooms all with fitted or built in wardrobes and bathroom with 4 piece suite, large rear garden. This home benefits from gas central heating and double glazing and is highly recommended for viewing to appreciate the space, location, and condition.

Offers In The Region Of £250,000

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

Spacious three bedroom semi detached property. Situated in this very popular and desirable location close to local schools, shops, amenities and the popular Moss Bank Park. Also benefiting from double glazing, gas central heating Large mature garden rear with patio seating area and potential for extension should the need arise. The property comprises, Entrance hall, lounge, dining room, kitchen. To the first floor there are three bedrooms two of which are double and all have fitted robes, with a four piece fitted bathroom. Gardens to the outside. This property offers spacious accommodation in a superb location and viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, double radiator, dado rail, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
11'0" x 12'1" (3.35m x 3.68m)
UPVC double glazed bow window to front, coal effect gas fire set in chimney breast, dado rail, two wall lights, coving to ceiling, sliding door, door to:

Sitting Room
14'10" x 11'4" (4.53m x 3.45m)
Two windows to rear, two windows to side, radiator, laminate flooring, dado rail, uPVC double glazed french doors to garden, door to:

Kitchen
12'11" x 6'11" (3.94m x 2.10m)
Fitted with a matching range of oak effect fronted base and eye level units with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, gas point for cooker, uPVC double glazed window to rear, double radiator.

Landing
Door to:

Bedroom 1
11'11" x 12'2" (3.62m x 3.70m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, further built-in single wardrobe(s), fitted matching vanity mirror and bedside cabinet, radiator.

Bedroom 2
12'0" x 11'5" (3.66m x 3.48m)
UPVC double glazed window to rear, two built-in double wardrobes, radiator.

Bedroom 3
8'11" x 6'2" (2.73m x 1.88m)
UPVC double glazed window to front, fitted double wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bathroom
Fitted with four piece white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall and fencing to front and sides, wrought iron gated access with paved sun patio with mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides, large crazy paved sun patio with lawned area and mature flower and shrub borders, timber garden shed, side gated access.