REDMAN CASEY ESTATE AGENTS

5 Beaumont Avenue, Horwich, Bolton, BL6 7BQ

Offers Around £265,000

Recently modernised three bedroom semi detached property in a very popular residential location. Close to local schools, shops and all local amenities. The property benefits from off road parking to the front, private enclosed garden to the rear with garage and garden room, fully double glazed and gas central heating. This property is highly recommended for viewing to appreciate all that is on offer.

- Three Bedroom
- Off Road Parking
- Double Glazed
- Private Rear Garden With Garden Room
- Council Tax Band B
- Semi Detached
- Garage
- Gas Central Heating
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property in a very popular residential location. close to all local schools, shops and amenities. This property benefits from double glazing, off road parking, private rear garden , large detached garage, garden room, gas central heating, patio seating area. The property comprises:- Porch, entrance hall, WC, lounge, dining kitchen, to the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there is off road parking to the front and a fully enclosed garden to the rear laid to lawn with mature planting, detached garage and heated garden room.
This property is highly recommended for viewing, to appreciate the condition and all that is on offer.

Porch
UPVC double glazed window to front, uPVC double glazed window to side, uPVC frosted double glazed window, uPVC double glazed frosted entrance door to side, uPVC double glazed frosted door to front.

Lounge 13'0" x 12'4" (3.96m x 3.76m)
UPVC double glazed window to front, double radiator, open plan to:

Kitchen/Dining Room 9'9" x 18'10" (2.98m x 5.74m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic tiled, stainless steel sink unit with mixer tap, built-in dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric ceramic hob with extractor hood over, uPVC double glazed window to rear, two double radiators, ceramic tiled flooring, uPVC double glazed entrance double door to rear, door to:

WC
Two piece suite comprising, wash hand basin and low-level WC, radiator.

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

Bathroom
Four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with glass screen and low-level WC, tiled splashbacks, two uPVC frosted double glazed windows to rear, heated towel rail.

Bedroom 1 12'11" x 10'3" (3.94m x 3.13m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 9'9" x 12'4" (2.98m x 3.76m)
UPVC double glazed window to rear, radiator.

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Bedroom 3 9'8" x 8'3" (2.95m x 2.51m)
UPVC double glazed window to front, radiator.

Garage
Detached garage, uPVC frosted double glazed window to side, uPVC frosted double glazed window to front, electric metal roller door, stairs, uPVC double frosted entrance door to side, door to:

Outdoor Office 8'9" x 8'6" (2.66m x 2.60m)
Double glazed window to side, hardwood double glazed entrance double door to front.

Outside Front
Off road parking.

Outside Rear
Enclosed rear garden with paved patio seating area, access to garage and detached outdoor room.

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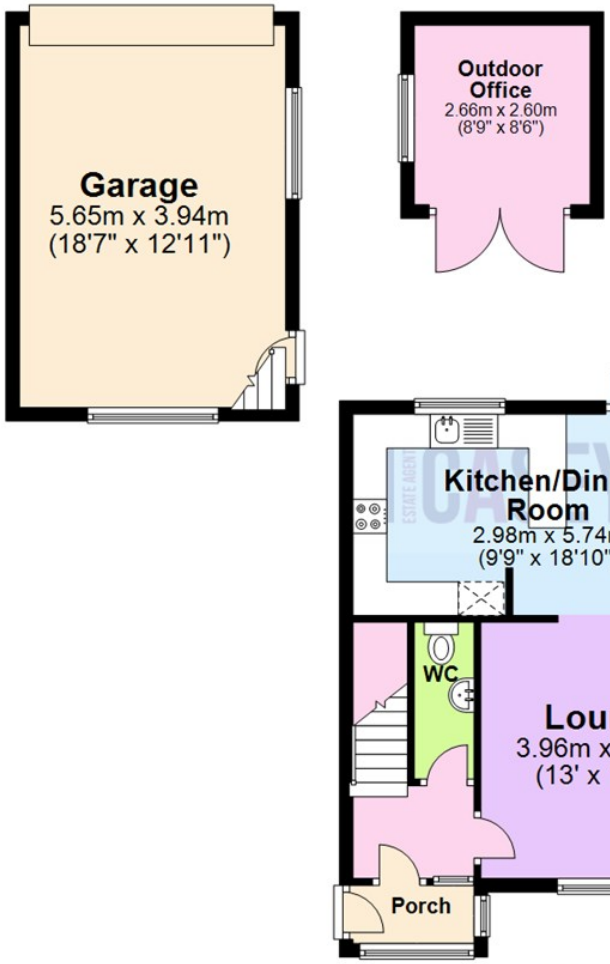
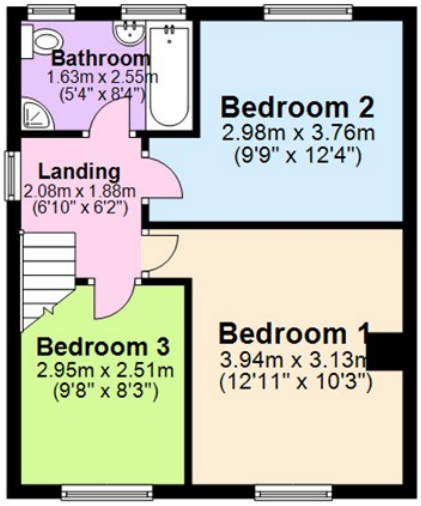
Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



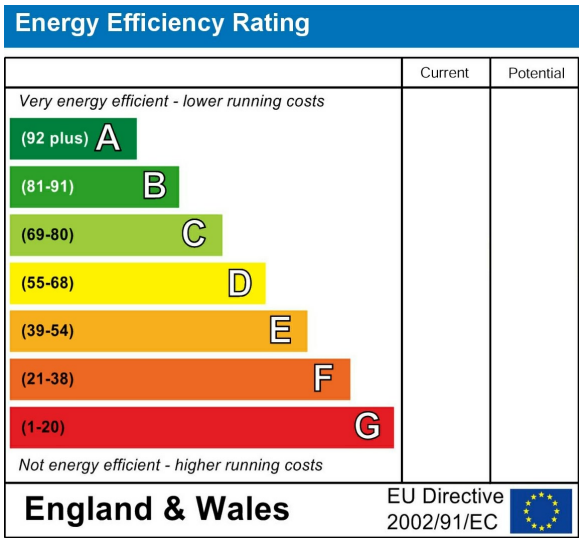
First Floor

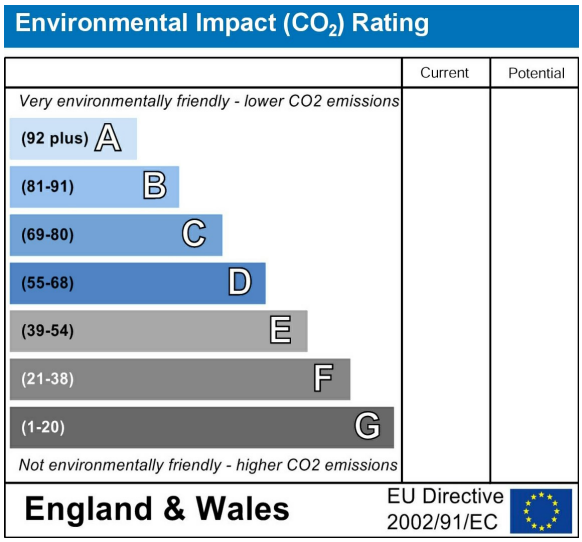
Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 110.3 sq. metres (1187.6 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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