REDMAN CASEY ESTATE AGENTS

Innisfree Mill Lane, Horwich, Bolton, Lancashire, BL6 6AQ

Offers Over £390,000

Period detached property situated in this highly popular area of Horwich nestling on the doorstep of Rivington country park this three bedroom, two reception home offers excellent accommodation and open aspects over woodland to front and rear . Internally the property has been updated by the current owners to provide a generous well equipped family home that must be viewed to be appreciated.

- Three Bedroom
- Open Aspect To Rear
- Detached
- Gas Central Heating
- EPC Rating C
- Two Reception Rooms
- Period Property
- Double Glazed
- No Chain
- Council Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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'Innisfree' is a period detached property built in 1930's and is situated within easy reach of a host of amenities, shops and schools along with Rivington moorland being a stones throw away. The property has been updated and altered by the current owners to provide a superb family home with spacious receptions stunning bathroom and open plan kitchen into a sun room. The property is not overlooked to front or rear and comprises :- Entrance hall, lounge, sitting room with inglenook fireplace, fitted dining kitchen. To the first floor there are three bedrooms and a recently fitted modern bathroom. Access to useful loft room via a pull down ladder which offers extra space for an office or potential conversion to a bedroom. Outside there are gardens to the front with mature trees and shrub borders with views over woodland to the front, to the rear is a private garden with two patios and lawned area overlooking open fields and woodland to the rear. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, double radiator, ceramic tiled flooring, carpeted stairs to first floor landing, double glazed entrance door with matching side panel, door to:

Lounge 12'6" x 11'5" (3.80m x 3.48m)
UPVC double glazed leaded bay window to front with coloured glass and views of woodland, double radiator, coving to ceiling.

Sitting Room 13'5" x 12'0" (4.09m x 3.65m)
UPVC frosted double glazed leaded window to front, uPVC frosted double glazed leaded window to rear, uPVC double glazed leaded bay window to rear, feature inglenook fireplace with brick built surround and flagged hearth, cast-wood burning stove with glass door in chimney, two double radiators, coving to ceiling.

Kitchen/Diner 17'1" x 11'1" (5.20m x 3.37m)
Fitted with a matching range of modern white base and eye level units, leaded glazed display units, stainless steel sink unit with single drainer and mixer tap with swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in range with extractor hood over, uPVC double glazed window to side, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring with recessed spotlights, uPVC double glazed french double doors to garden.

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

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Bedroom 1 12'10" x 10'7" (3.91m x 3.23m)
Double glazed leaded bay window to front with panoramic views of woodland, double radiator, coving to ceiling.

Bedroom 2 12'0" x 10'10" (3.65m x 3.30m)
UPVC double glazed window to rear with panoramic views of open countryside, double radiator, coving to ceiling.

Bathroom
Recently refitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Bedroom 3 5'9" x 6'6" (1.75m x 1.98m)
UPVC double glazed leaded bay window to front, radiator.

Outside Front and Rear
Front garden, enclosed by stone wall and mature hedge to front and sides with lawned area and mature flower and shrub borders with floral bed, paved pathway steps leading to front entrance.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, raised paved sun patio with lawned area and mature flower and shrub borders with brick, further raised paved sun patio over looking open fields and woodland.

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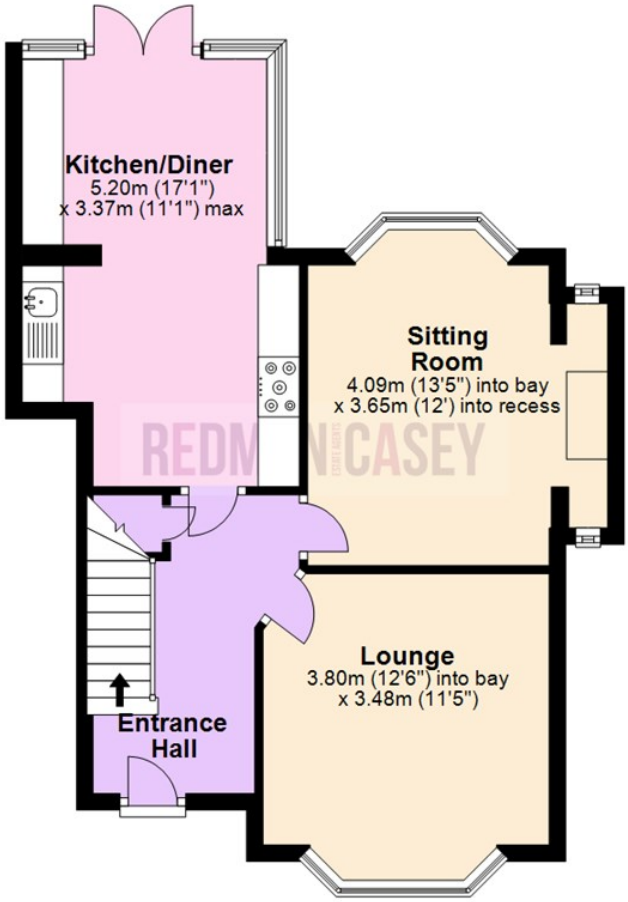
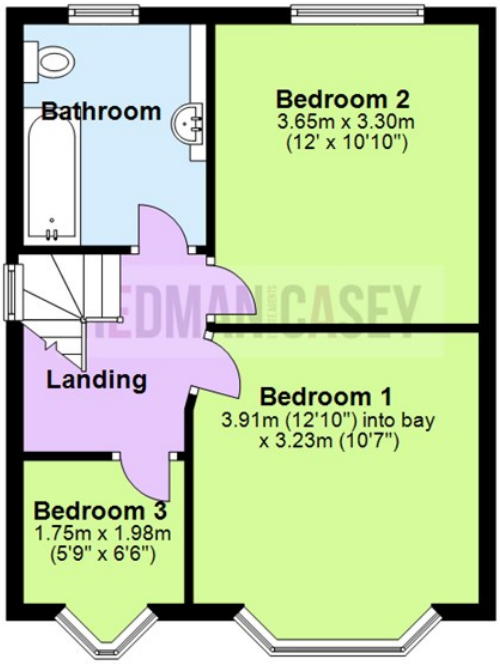
Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



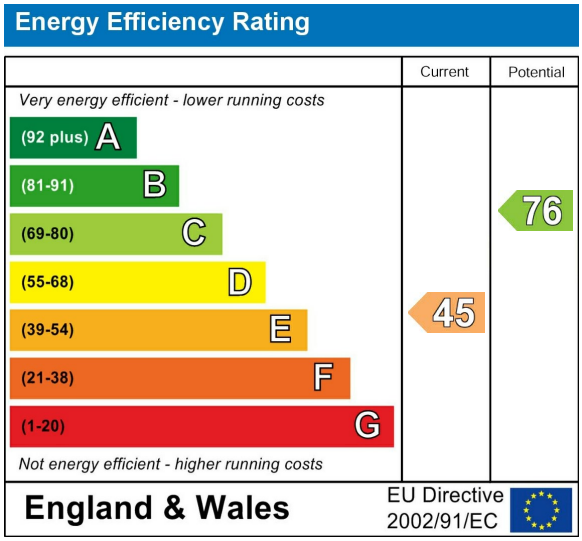
First Floor

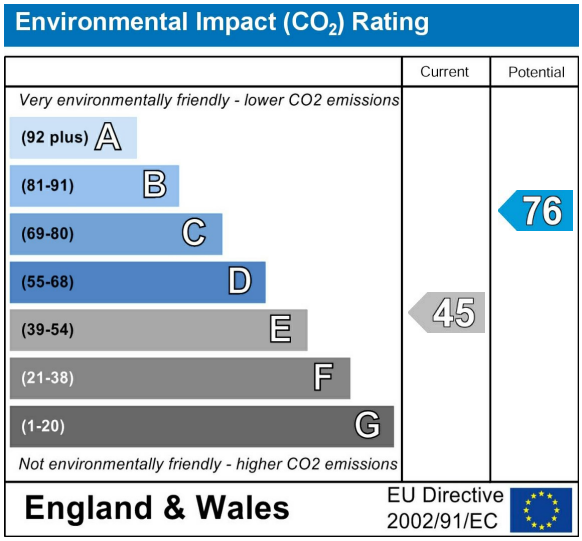
Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 89.1 sq. metres (959.3 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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