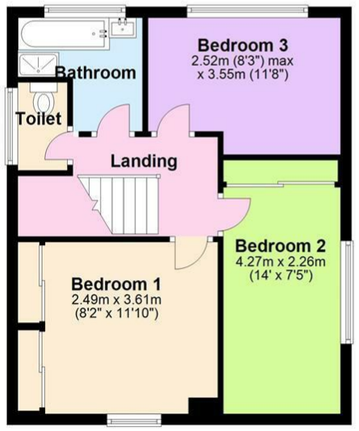
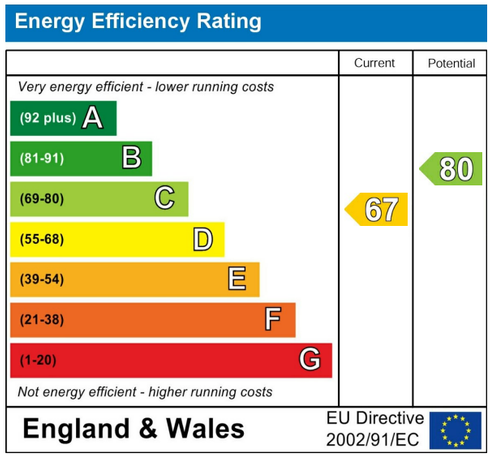
Ground Floor
Approx. 81.7 sq. metres (879.8 sq. feet)

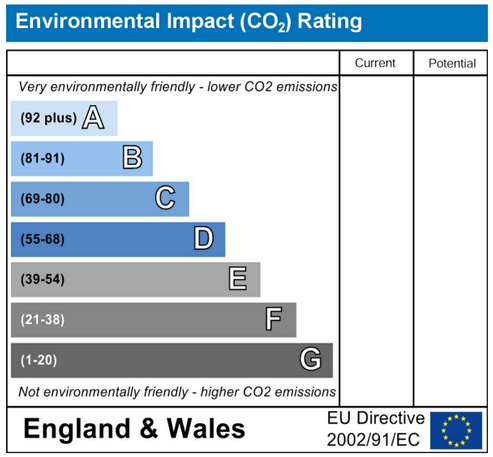
First Floor
Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 121.9 sq. metres (1312.4 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

10 Douglas Close, Horwich, Bolton, BL6 7EF

*** Reduced £5000 *** Three bedroom detached property in a good residential location. Close to local schools, shops, local amenities and on the doorstep to Rivington which offers access to walks and stunning scenery. In need of some modernisation, but benefits from off road parking, garage, gardens front and rear, gas central heating and double glazing, extended to the rear. Viewing advised to appreciate all on offer and the potential.

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

*** Reduced £5000 *** Three bedroom detached property, situated in a very popular residential location in a quiet cul-de-sac. Close to local schools, shops, local amenities and very close to Rivington Country Park and the West Pennine moors, offering great walks and access to stunning views and moorland. The property comprises:- Entrance hall, cloakroom, lounge , kitchen, dining room and conservatory, garage. To the first floor there are three double bedrooms and a family bathroom with separate WC. To the outside there is a garden to the front with a driveway leading to a garage. The rear is fully enclosed laid mainly to lawn with mature planting and a patio seating area. Benefitting from gas central heating and fully double glazed, this property will need some cosmetic modernisation and viewings are advised to appreciate the space, location and all that is on offer.

Entrance Hall
UPVC double glazed window to side, double radiator, stairs, door to:

WC
UPVC frosted double glazed window to side.

Lounge
17'10" x 19'6" (5.43m x 5.94m)
UPVC double glazed window to rear, side and to front, coal effect living flame effect gas fire set in feature wooden surround, two double radiators.

Kitchen
7'4" x 11'3" (2.24m x 3.43m)
Matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for, space for fridge/freezer and automatic washing machine, gas oven, gas hob, open plan to:

Dining Room
8'7" x 14'7" (2.62m x 4.45m)
Two uPVC double glazed windows to rear, uPVC double glazed window to side, radiator, uPVC double glazed frosted entrance door, door to:

Conservatory
Hardwood glazed window to rear and to sides, hardwood glazed entrance door to rear.

Landing
Door to:

Bedroom 1
8'2" x 11'10" (2.49m x 3.61m)
UPVC double glazed window to front, built-in wardrobe(s) with full-length mirrored sliding door, hanging rail, shelving and overhead storage, radiator.

Bedroom 2
14'0" x 7'5" (4.27m x 2.26m)
UPVC double glazed window to side, range of wardrobes wardrobes with full-length mirrored sliding door, hanging rail, shelving and overhead storage, radiator.

Bedroom 3
8'3" x 11'8" (2.52m x 3.55m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath, vanity wash hand basin with cupboard under, mixer tap and tiled splashback and shower cubicle with glass screen, uPVC frosted double glazed window to rear, heated towel rail.

Toilet
UPVC frosted double glazed window to side, low level w.c.

Outside Front
Garden fronted with mature plants and shrubbery, driveway leading to garage.

Outside Rear
Enclosed generously proportioned rear garden laid mainly to lawn with mature flower and shrub planting, paved patio seating area.

Garage
Attached brick built garage with power and light, uPVC double glazed window to side, metal up and over door.