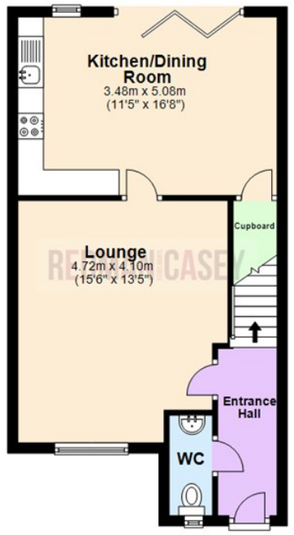
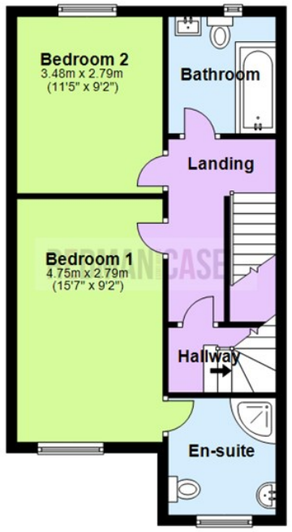
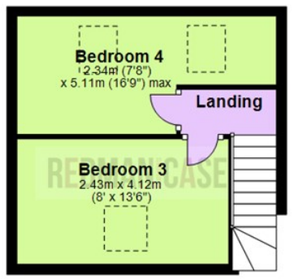
Ground Floor
Approx. 45.0 sq. metres (484.8 sq. feet)



First Floor
Approx. 44.8 sq. metres (481.7 sq. feet)



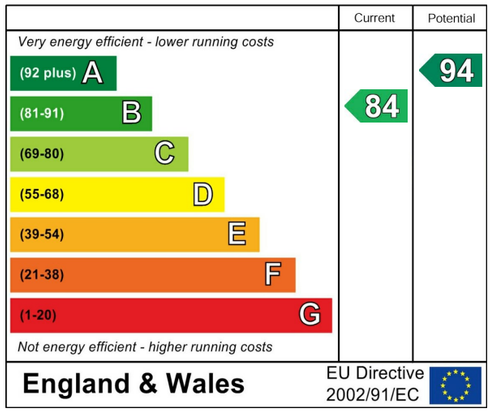
Second Floor
Approx. 23.5 sq. metres (253.4 sq. feet)



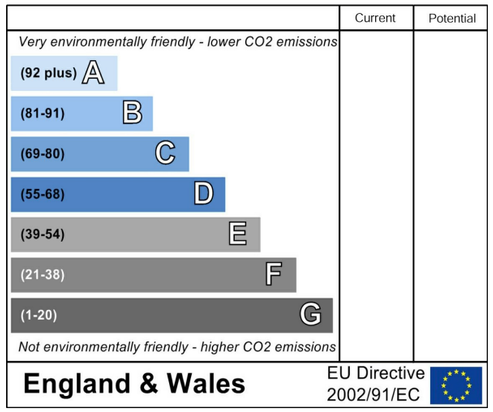
Total area: approx. 113.3 sq. metres (1219.9 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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

249 Church Street, Westhoughton, Bolton, Lancashire, BL5 3QW

Deceptively spacious and well presented modern townhouse , ideally located within easy access of local shops, schools and transport links for both rail and road. the property is offered for sale with no chain and vacant possession. Comprising spacious reception room fitted dining kitchen, wc, four bedrooms over two floors with en suite shower to master, garden and parking for 2 cars. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £205,000

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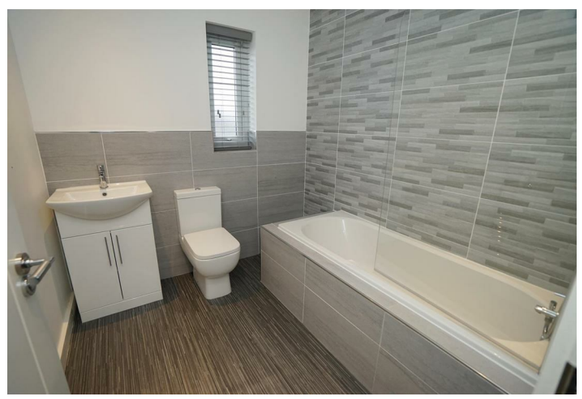

Located within this recently built development (2017) this deceptively spacious town house offers excellent accommodation for a growing family. the property benefits from gardens to the front and rear along with parking for two cars, internally the property offers spacious accommodation which comprises :- Entrance hall, w.c. Lounge, dining kitchen fitted with a modern range of base and wall units with built in and integrated appliances. To the first floor there are two double bedrooms, the master have i large three piece en suite shower room and a family bathroom fitted with a modern three piece white suite. To the second floor there are a further 2 generous bedrooms . Outside there are gardens to the front with lawned area, to the rear s a private enclosed garden with patio and lawned area and parking for two cars

Entrance Hall
Radiator, carpeted stairs to first floor landing, double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and extractor fan, radiator, vinyl flooring.

Lounge
15'6" x 13'5" (4.72m x 4.10m)
UPVC double glazed window to front, radiator, door to:

Kitchen/Dining Room
11'5" x 16'8" (3.48m x 5.08m)
Fitted with a matching range of modern pale grey base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, halogen hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, vinyl flooring, bi-fold door, door to:

Cupboard
Built-in under-stairs storage cupboard.

Landing
Radiator, door to:

Bedroom 1
15'7" x 9'2" (4.75m x 2.79m)
UPVC double glazed window to front, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with mixer tap, tiled shower enclosure with power shower over and low-level WC, half height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl flooring.

Bedroom 2
11'5" x 9'2" (3.48m x 2.79m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath

with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic and ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

Hallway
Carpeted stairs to second floor landing.

Landing
Door to:

Bedroom 3
8'0" x 13'6" (2.43m x 4.12m)
Double glazed velux skylight to front aspect, radiator, access to eaves space.

Bedroom 4
7'8" x 16'9" (2.34m x 5.11m)
Twodouble glazed velux skylight to rear, radiator, access to eaves space.

Outside
Front garden, paved pathway leading to front entrance door with lawned area and shrub borders, enclosed by fencing to front.
Private rear garden, paved sun patio, enclosed by timber fencing to rear and sides, rear gated access leading to parking area for two cars, lawned area and paved pathway, gated side access to front.