REDMAN CASEY ESTATE AGENTS

44 Makinson Avenue, Horwich, Bolton, Lancashire, BL6 6NA

£149,995

Deceptively spacious and extended 4 bedroom semi detached property. Offering excellent accommodation for a growing family the property has been extended into the loft to create a superb double bedroom making this three double and one single bedroom, spacious lounge, gardens to front and rear.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities this extended four bedroom semi detached property offers excellent accommodation for a growing family. The property comprises :- Entrance hall, lounge with wood burning stove, dining kitchen, pantry, utility and separate wc. To the first floor there are three bedrooms and a shower room fitted with a three piece suite. Stairs to a fully compliant double bedroom (building regulations sign off approved) with feature exposed brick chimney. Outside there is a garden to the front and private enclosed garden to the rear with patio and extensive timber decking areas. Viewing is essential to appreciate the overall size

Entrance Hall
Frosted double glazed window to side, built-in under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

Lounge 13'5" x 13'4" (4.10m x 4.06m)
UPVC double glazed bay window to front, fireplace with timber surround and solid fuel burner stove with glass door in chimney, double radiator.

Kitchen/Dining Room 13'10" x 13'2" (4.22m x 4.02m)
Fitted with a matching range of base units with worktop space over, china sink unit with single drainer and stainless steel mixer tap, plumbing for dishwasher, space for fridge/freezer, gas and electric points for cooker with extractor hood over, uPVC double glazed bay window to rear, two windows to side, Feature vertical radiator, ceramic tiled flooring, door to:

Pantry
UPVC double glazed window to rear.

Utility 8'6" x 13'5" (2.60m x 4.09m)
Plumbing for washing machine, space for tumble dryer, door to built-in storage cupboard, door to:

WC
UPVC frosted double glazed window to rear, high-level flush WC.

Landing
UPVC frosted double glazed window to side, stairs to second floor landing, door to:

Bedroom 1 11'11" x 12'0" (3.64m x 3.66m)
UPVC double glazed leaded window to front, radiator, laminate flooring.

Bedroom 2 11'11" x 12'0" (3.63m x 3.66m)
UPVC double glazed window to rear, built-in double wardrobe(s), radiator, laminate flooring, double door, door to:

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Bedroom 3 8'10" x 7'5" (2.68m x 2.27m)
UPVC double glazed leaded window to front, radiator, laminate flooring.

Shower Room
Fitted with three piece suite comprising tiled shower enclosure with power shower over, pedestal wash hand basin, low-level WC and heated towel rail full height ceramic tiling to all walls, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, door to:

Cupboard
Built-in storage cupboard. was formerly a separate w.c. pipes are still in place so an easy fix to put back to a w.c

Bedroom 4 11'9" x 15'3" (3.58m x 4.64m)
Skylight, double glazed velux skylight to front to rear, radiator, laminate flooring, Feature exposed brick chimney, door.

Outside
Front garden, enclosed by timber fencing and mature hedge front and sides, paved pathway leading to front door with gravelled area and mature flower and shrub borders.
Rear garden - Enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio timber, decking and area, timber garden shed with power and light connected, mature flower and shrub borders.

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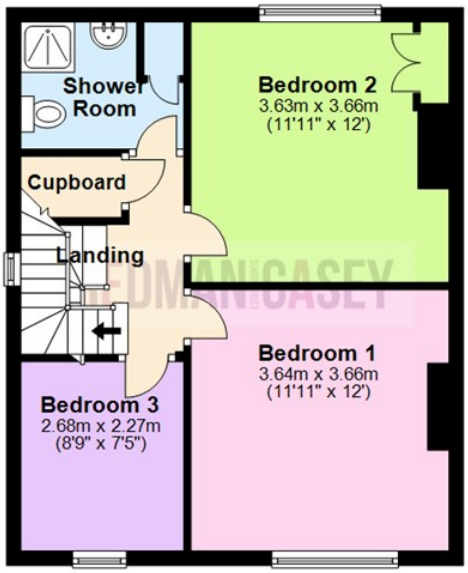
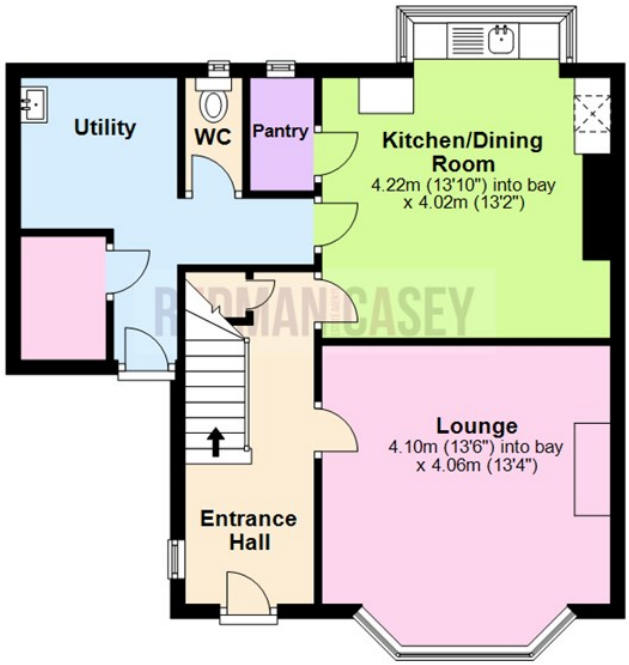
First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



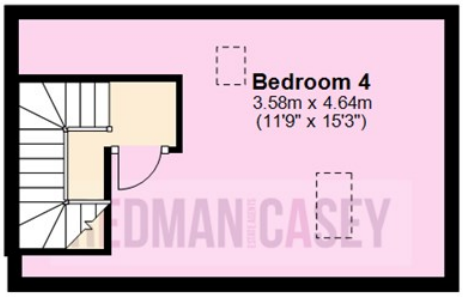
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Second Floor

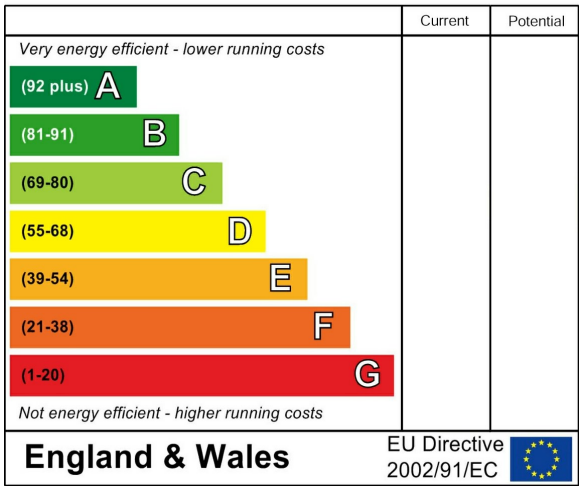
Approx. 19.0 sq. metres (205.0 sq. feet)



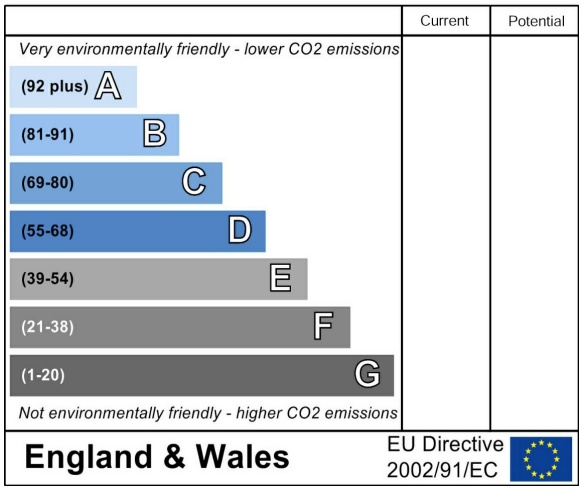
Total area: approx. 118.0 sq. metres (1270.5 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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