REDMAN CASEY ESTATE AGENTS

# 28 Fox Street, Horwich, Bolton, Lancashire, BL6 5NZ

## Offers In The Region Of £155,000

Located within close proximity to schools, shops and local amenities. This renovated spacious three bedroom mid terraced property wit h two reception rooms fitted kitchen with built in appliances superb bathroom fitted with a modern white suite and also benefits from gas central heating and double glazing. Viewing of this property is recommended to appreciate the space and all that is on offer.

- Two Large Reception Rooms
- Fitted Kitchen
- Fully Renovated within last 3 Years
- EPC Rating D
- Three generous Bedrooms
- Stunning Bathroom
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated in a popular residential area of Horwich, close to schools, shops and local amenities. This recently renovated spacious three bedroom mid terraced property comprises:- Entrance hall, cloakroom wc, lounge, dining room with french doors to rear open plan to fitted kitchen. To the first floor there are three bedrooms two of which are double and a family bathroom with a superb three piece suite. Outside to the front there is a garden area, with well stocked flower and shrub borders and patio area and a yard to the rear with hardstanding. This property also benefits from gas central heating and double glazing. Viewing of this property is recommended to appreciate the space and all that is on offer.

**Entrance Hall**
Built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

**WC**
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback and low-level WC.

**Dining Room 13'1" x 11'3" (4.00m x 3.42m)**
Coal effect gas fire set in chimney breast, radiator, uPVC double glazed french door to garden, open plan to Kitchen, door to:

**Lounge 12'2" x 11'3" (3.72m x 3.42m)**
UPVC double glazed bay window to front, double radiator, coving to ceiling, double door, door to:

**Kitchen 13'0" x 6'7" (3.96m x 2.01m)**
Fitted with a matching range of black base and eye level units with complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with pull out extractor hood over, uPVC double glazed window to rear, Feature vertical radiator.

**Landing**
Door to:

**Bedroom 1 13'1" x 11'3" (4.00m x 3.44m)**
UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding door, hanging rails and shelving, double radiator, sliding door, door to:

**Bedroom 2 12'2" x 10'7" (3.72m x 3.23m)**
UPVC double glazed window to front, double radiator.

**Bedroom 3 8'5" x 6'8" (2.56m x 2.03m)**
UPVC double glazed window to front, radiator.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

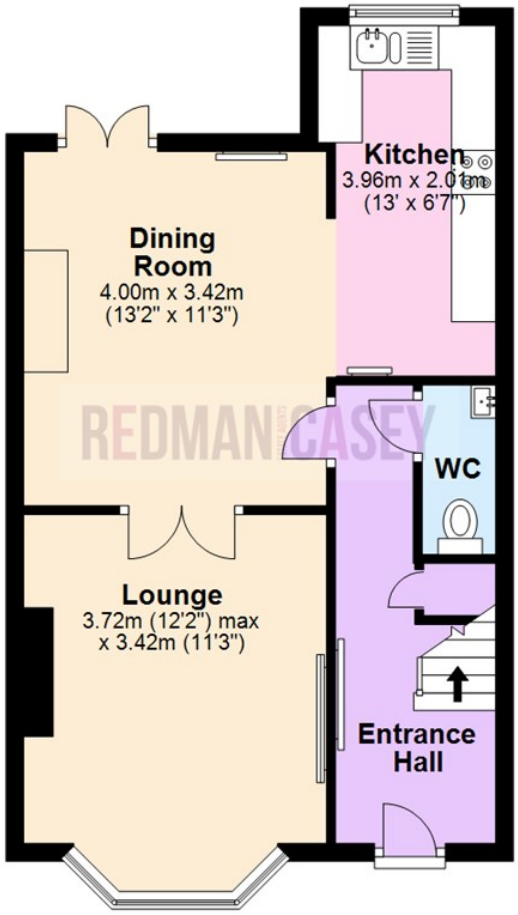
**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

**Outside**
Front garden, enclosed by dwarf brick wall to front and sides with mature flower and shrub borders, paved pathway leading to front entrance door, paved courtyard.
Rear garden, enclosed by brick wall to rear and sides, paved sun patio, timber garden shed, rear gated access.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

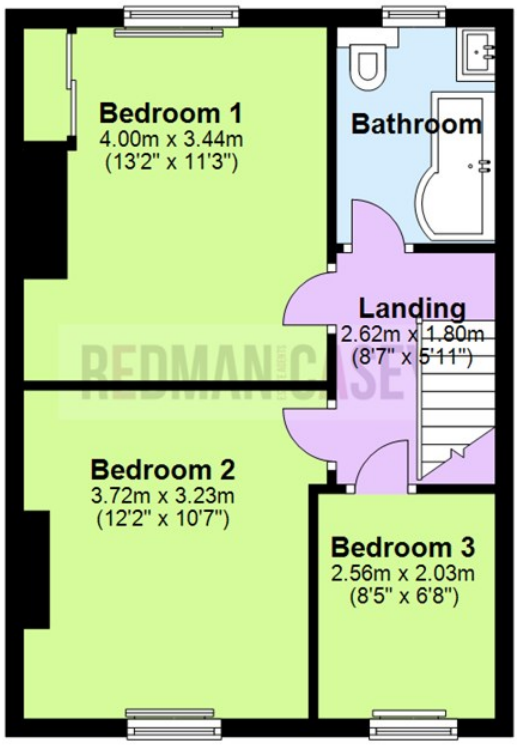
## Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)




## First Floor

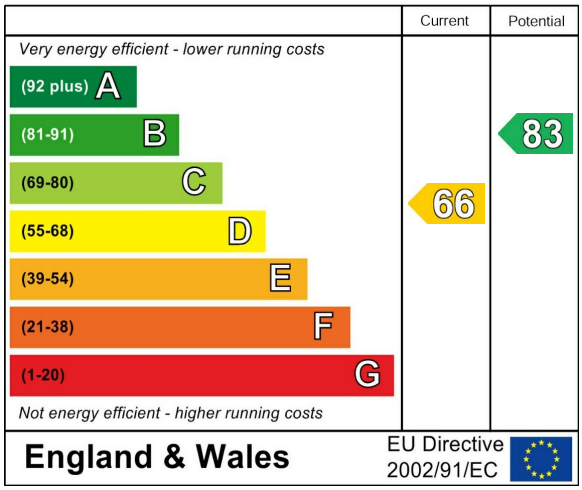
Approx. 41.9 sq. metres (450.9 sq. feet)



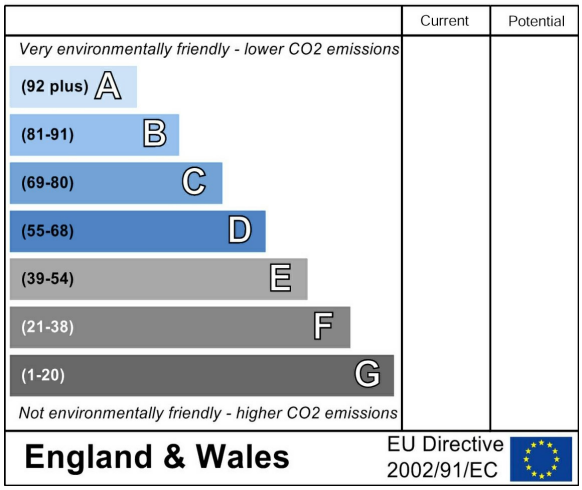

Total area: approx. 86.8 sq. metres (934.6 sq. feet)

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.

### 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