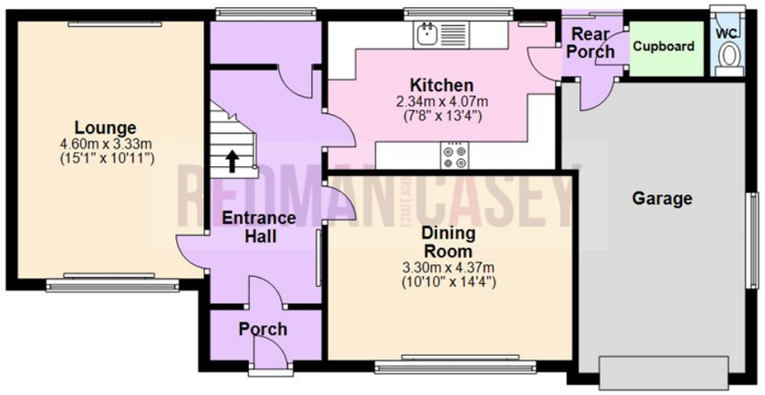
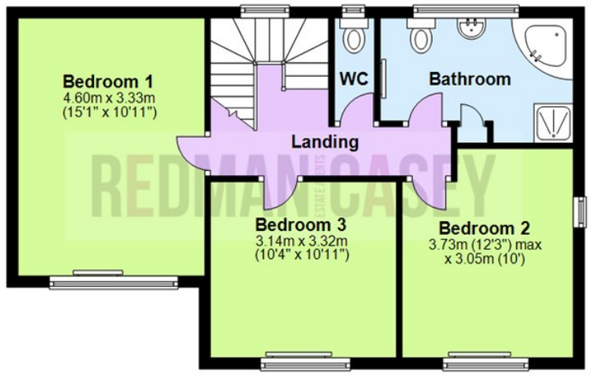
## Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



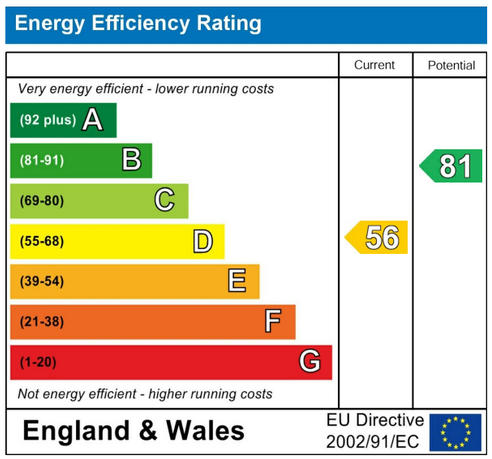

## First Floor

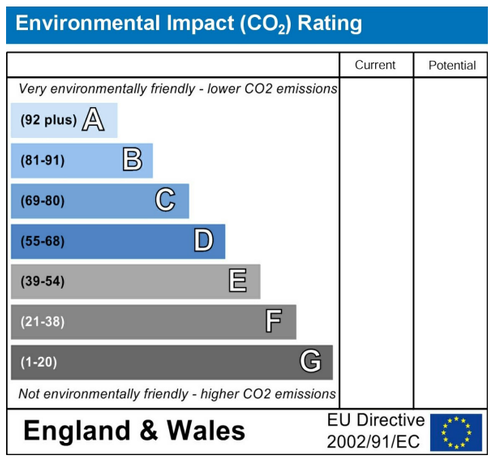
Approx. 55.1 sq. metres (593.3 sq. feet)




Total area: approx. 111.8 sq. metres (1203.6 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.




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

## Whinwood, off Ainsworth Avenue, Horwich, Bolton, Lancashire, BL6 6LS

We are delighted to offer to the market this superb detached family home offering excellent accommodation with potential for expansion subject to planning. This is a once in a lifetime opportunity to buy something that the last time this property was for sale was around 1972 and before that the previous owner built it. Tucked away in a spot most people don't know exists makes this an exciting opportunity to create a perfect family home. with two receptions and fitted kitchen, three double bedrooms and large bathroom, attached garage and detached workshop, large gardens and ample parking to front and rear. Ideally located for both M61 and Mainline Rail links along with schools and Middlebrook retail park Viewing essential to appreciate all that is on offer.

## Offers In The Region Of £445,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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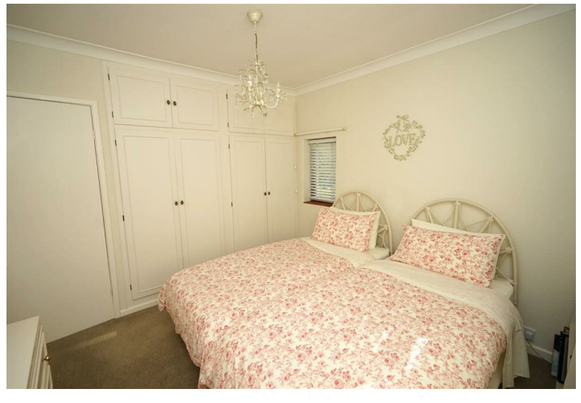

Built around the early 1950s by a prominent Milliner in Bolton this detached property is tucked away in a quiet hamlet and offers an exciting opportunity to create a superb family home in a perfect setting. At present the property comprises :- Porch. entrance hall, lounge, dining room, fitted kitchen, utility cupboard and integral single garage. To the first floor there are three double bedrooms all with fitted wardrobes and a large bathroom with a four piece suite plus a separate toilet. Outside the property sits on a generous plot with open plan gardens to the front overlooking a wooded and grassed area, extensive tarmac driveway leading to the single garage. To the rear there is a private garden with large paved patio and lawned area, timber garden shed and large brick built workshop. Gravelled parking for a further two cars. The property has only had two owners in the last 70 years and truly is a once in a lifetime opportunity.

**Porch**
Quarry tiled flooring, hardwood double glazed entrance door, door to:

**Entrance Hall**
Window to rear, built-in under-stairs storage cupboard, two radiators, carpeted stairs to first floor landing, door to:

**Dining Room**
10'10" x 14'4" (3.30m x 4.37m)
Hardwood sealed unit double glazed window to front, radiator, coving to ceiling.

**Kitchen**
7'8" x 13'4" (2.34m x 4.07m)
Fitted with a matching range of light oak base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, built-in pantry cupboard, leaded glazed display unit, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing for washing machine and dishwasher, eye level electric fan assisted double oven, four ring hob with pull out extractor hood over, hardwood sealed unit double glazed window to rear, radiator, Amtico tiled flooring, double glazed stable door, door to:

**Lounge**
15'1" x 10'11" (4.60m x 3.33m)
Hardwood sealed unit double glazed window to front, two radiators, four wall lights, coving to ceiling.

**Rear Porch**
Quarry tiled flooring, sliding door, door to:

**Cupboard**
Built-in storage cupboard with light and power vent for tumble dryer.

**Landing**
Feature glass brick window to rear, coving to ceiling, access to loft, door to:

**Bedroom 1**
15'1" x 10'11" (4.60m x 3.33m)
Hardwood sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling.

**Bedroom 3**
10'4" x 10'11" (3.14m x 3.32m)
Hardwood sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in wardrobes with hanging rails, shelving, overhead storage and drawers, radiator, coving to ceiling.

**Bedroom 2**
12'3" x 10'0" (3.73m x 3.05m)
Hardwood sealed unit double glazed window to front, hardwood sealed unit double glazed window to side, fitted bedroom suite range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

**Bathroom**
Fitted with four piece coloured suite comprising deep corner bath with mixer tap,

pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, extractor fan, hardwood frosted sealed unit double glazed window to rear, built-in storage cupboard with shelving, radiator, door to:

**WC**
Hardwood frosted sealed unit double glazed window to rear, low-level WC, half height ceramic tiling to all walls.

**Outside**
Open plan front garden, tarmac driveway to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders. Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned gravelled area and mature ornamental flower and shrub borders, side vehicular access, timber garden shed, large brick built workshop.

**WC**
Low-level wc accessed from garden.

**Garage**
Attached single garage with power and light connected, floor mounted gas boiler serving heating system and domestic hot water, hardwood frosted sealed unit double glazed window to side, Up and over door.

**Whinwood, off Ainsworth Avenue, Horwich, Bolton, Lancashire, BL6 6LS**

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