REDMAN CASEY ESTATE AGENTS

29 Malvern Close, Horwich, Bolton, BL6 7LY

Offers Over £300,000

Extended four bedroom detached property, situated at the head of a quiet Cul-De-Sac in a very popular and sought after location. Close to local amenities and on the very edge of Rivington Country Park, ideal for dog walking, cycling or just enjoying the countryside. This property has off road parking, large rear garden, garden room gas central heating and fully double glazed and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location, the size and all this property has to offer.

- Extended Detached
- Off Road Parking
- Garden Room
- Double Glazing
- Vacant Possession
- Four Bedroom
- NO CHAIN
- Gas Central Heating
- Large Garden Area With Patio Seating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Four bedroom extended detached property, situated at the head of a quiet Cul-De-Sac in a very popular residential location. With its very close proximity to Rivington this make this area a much sought after area. Close to local shops, schools and local amenities. The property comprises:- Snug, kitchen diner, lounge utility room, W.C. two double bedroom and large garden room. To the first floor but there are two double bedrooms and a family bathroom. To the outside front there is a stoned driveway for off road parking and the rear is fully enclosed laid to artificial lawn, with mature planting garden storage shed, patio seating area and small raised pond. This property also benefits from double glazing, gas central heating amazing garden room and is sold with vacant possession and no onward chain. Highly recommended for viewing to appreciate all that this property has to offer and the location, sold with vacant possession and no onward chain.

Hallway
Stairs, open plan,

Snug 8'10" x 12'9" (2.70m x 3.88m)
UPVC double glazed window to front, two uPVC double glazed windows to side, electric radiator, uPVC double glazed entrance door to front, open plan:

Kitchen/Dining Room 17'5" x 12'9" (5.31m x 3.88m)
Fitted with a matching range of base units with drawers and worktop space over, 1+1/2 bowl polycarbonate butler style sink unit with single drainer and swan neck mixer tap, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC entrance double door to rear, open plan,:

Bedroom 3 8'10" x 10'6" (2.69m x 3.20m)
Two uPVC double glazed windows to rear, radiator.

Bedroom 4 9'7" x 9'7" (2.92m x 2.92m)
UPVC double glazed window to front, double radiator.

Lounge 15'7" x 10'10" (4.75m x 3.31m)
UPVC double glazed window to front, double radiator, open plan:

Utility 7'3" x 6'10" (2.22m x 2.08m)
Fitted with a matching base units, fitted, automatic washing machine, vent for tumble dryer, fridge/freezer, double radiator, uPVC double sliding entrance door to rear,

WC
UPVC frosted double glazed window to side, two piece suite comprising, wash hand basin and close coupled WC, tiled splashback.

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Garden Room/Dining Area 18'3" x 15'0" (5.57m x 4.56m)
Hardwood glazed window to rear, hardwood glazed window to side, open plan, uPVC entrance door to side,

Landing

Bedroom 1 11'9" x 14'11" (3.59m x 4.55m)
UPVC double glazed window to rear, radiator:

Storage

Storage

Bedroom 2 6'7" x 19'10" (2.00m x 6.04m)
UPVC double window, radiator

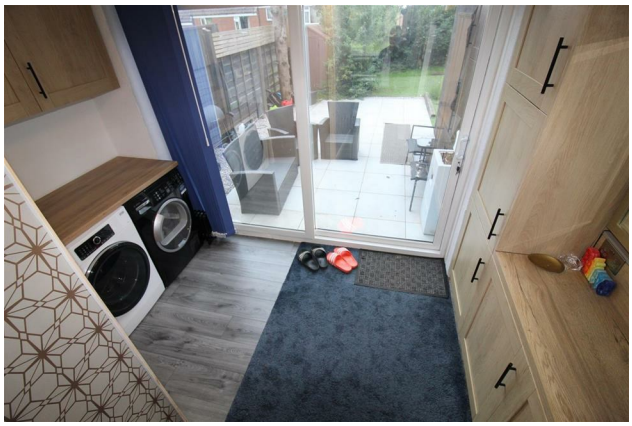
Storage

Bathroom
UPVC double glazed window. close coupled WC wash hand basin with storage under, bath.

Storage

Outside Front
Off road parking, stoned driveway leading to front door.

Outside Rear
Large garden area with patio seating area mature planting, artificial lawn, garden shed fully enclosed.



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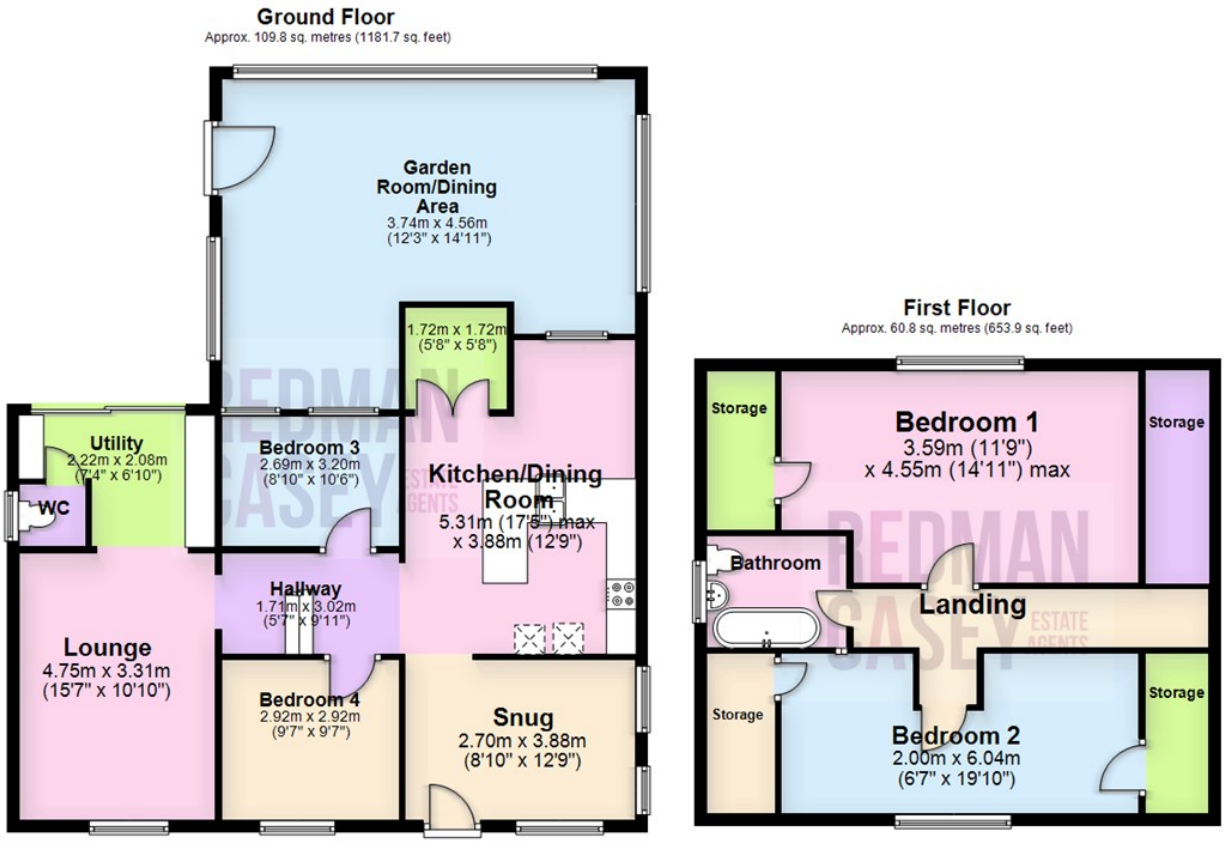
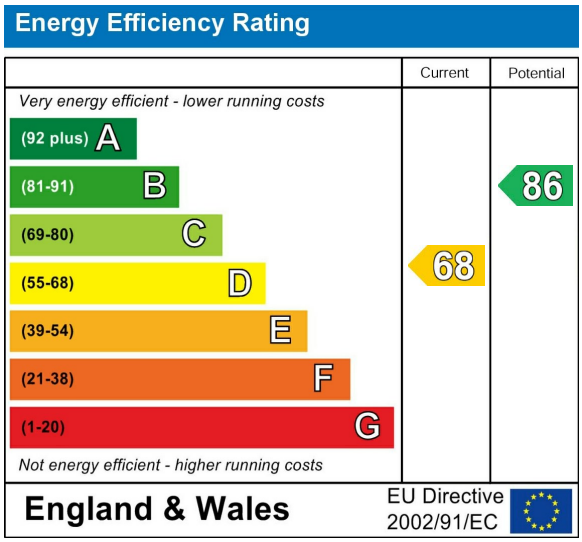
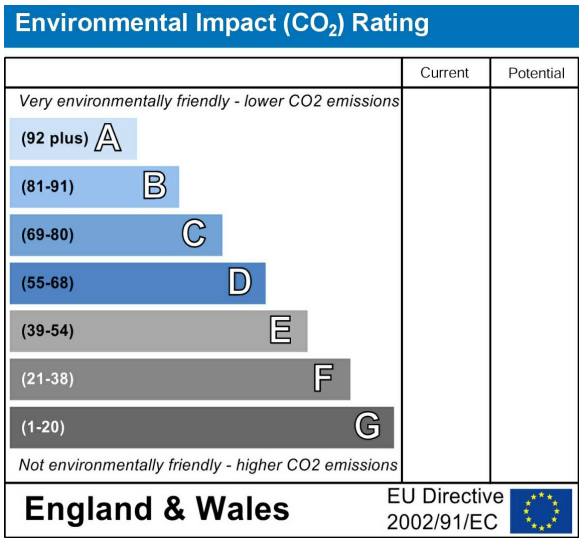


Total area: approx. 170.5 sq. metres (1835.6 sq. feet)

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.





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