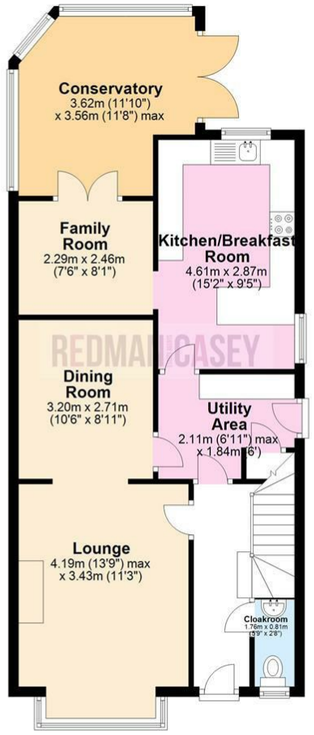
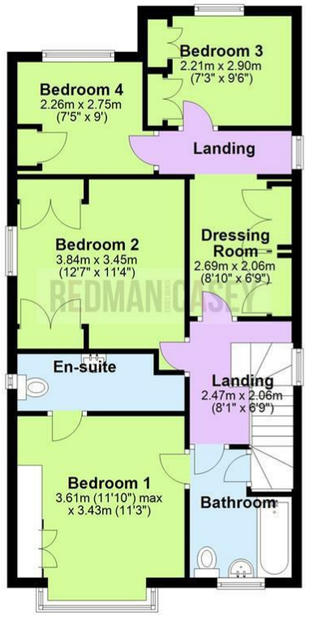
Ground Floor

Approx. 70.7 sq. metres (760.8 sq. feet)



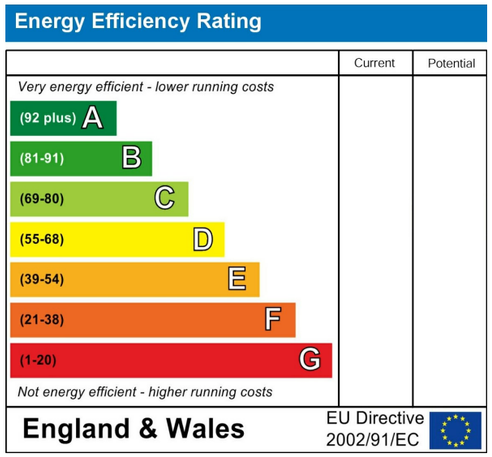
First Floor

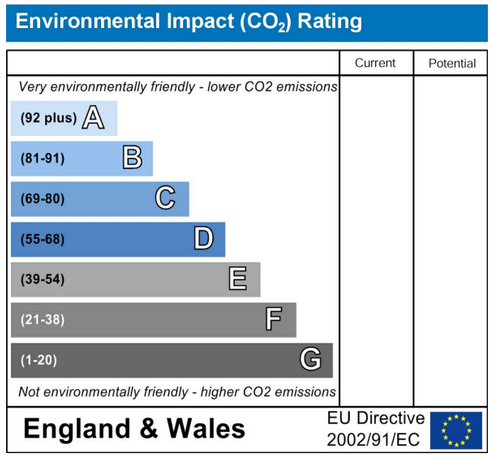
Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 132.5 sq. metres (1425.8 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
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

118 Green Lane, Horwich, Bolton, Lancashire, BL6 7RL

Four bedroom detached property situated at the bottom of a cul-de-sac in a superb residential location with views over Rivington. The property benefits from double glazing, gas central heating, double garage, conservatory, spacious gardens, driveway. Close to local schools and all local amenities.
This property will be sold with vacant possession.
Viewing is highly recommended to avoid disappointment.

£355,000

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Hallway
Radiator, stairs, door to:

Cloakroom
5'9" x 2'8" (1.76m x 0.81m)
UPVC opaque double glazed window to front, two piece comprising, pedestal wash hand basin and low-level WC, radiator.

Lounge
13'9" x 11'3" (4.19m x 3.43m)
UPVC double glazed box window to front, feature coal effect gas fire fireplace set in wooden surround, radiator.

Dining Room
10'6" x 8'11" (3.20m x 2.71m)
Radiator, archway, door to:

Utility Area
6'11" x 6'0" (2.11m x 1.84m)
Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, radiator, door to Storage cupboard, door to:

Kitchen/Breakfast Room
15'1" x 9'5" (4.61m x 2.87m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink with single draining board, mixer tap and ceramic tiled splashbacks, extractor fan, built-in fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring hob, electric, uPVC double glazed window to rear, uPVC double glazed window to side, open plan to:

Family Room
7'6" x 8'1" (2.29m x 2.46m)
Radiator, hardwood french double door to rear.

Conservatory
UPVC double glazed construction with vent windows and double glazed polycarbonate roof, double glazed window to side, window to side, uPVC double glazed window to rear, uPVC double glazed entrance double door to side.

Landing
UPVC double glazed window to side, door to:

Bedroom 1
UPVC double glazed box window to front, Storage cupboard, radiator, double door, door to:

En-suite
Three piece suite comprising pedestal wash hand basin, recessed tiled shower area with power shower and shower curtain and low-level WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to side.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator, door to Storage cupboard.

Landing
UPVC double glazed window to side, door to:

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator, door to Storage cupboard.

En-suite
Three piece suite comprising pedestal wash hand basin, recessed tiled shower area with power shower and shower curtain and low-level WC, tiled

splashbacks, extractor fan, uPVC frosted double glazed window to side.

Bedroom 2
12'7" x 11'4" (3.84m x 3.45m)
Window to side, built-in double fitted cupboard with hanging space, wardrobe, radiator, two double doors, door to:

Dressing Room Area
With a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, twoStorage cupboard, two double doors, open plan to:

Landing
UPVC double glazed window to side, door to:

Bedroom 3
UPVC double glazed window to rear, built-in cupboard with hanging space and additional shelving, Storage cupboard, radiator, two double doors, door to:

Bedroom 4
UPVC double glazed window to rear, fitted single wardrobe(s) with hanging rails, overhead storage and drawers, radiator, door.

Outside Front
Enclosed with dwarf wall, mature planting and laid mainly to decorative stone.

Driveway
Drive for two vehicles.

Outside Rear
Fully enclosed garden laid mainly to lawn, mature planting, decked patio seating area to rear of garage and lower garden, paved patio and seating area.

Double Garage
Up and over door, power door to side.

118 Green Lane, Horwich, Bolton, Lancashire, BL6 7RL **£355,000**