REDMAN CASEY ESTATE AGENTS

20 Pioneer Street, Horwich, Bolton, Greater Manchester, BL6 7DP

Offers In The Region Of £150,000

Superbly presented three bedroom mid terraced property ideally located for access to local amenities, shops and schools. The property benefits from gas central heating and double glazing, along with two generous reception rooms, fitted kitchen and three bedrooms. Viewing is highly recommended.

- 3 Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- EPC Rating C
- 2 Generous Receptions
- Fitted Kitchen
- Viewing Recommended
- Council Tax Band A

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

Ideally located for access to all local amenities, this well presented three bedroom mid terraced property offers excellent accommodation comprising:- Hallway, dining room, lounge, fitted kitchen. To the first floor there are three bedrooms the master having fitted robes and bathroom with three piece white suite. Outside there are small gardens to front and a courtyard to the rear. Benefiting from gas central heating and double glazing the property is worthy of internal inspection and viewing is highly recommended.

Porch
Laminate flooring, door to:

Hallway
Carpeted stairs to first floor landing, door to:

Dining Room 12'2" x 12'2" (3.7 x 3.71)
UPVC double glazed window to front, living flame effect electric stove with ornate timber surround and tiled inset and hearth, radiator, laminate flooring, picture rail, coving to ceiling, open plan, door to:

Lounge 15'9" x 12'1" (4.81 x 3.69)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, picture rail, coving to ceiling, door to:

Kitchen 7'7" x 8'2" (2.32 x 2.48)
Fitted with a matching range of base and eye level units with underlighting, drawers and cornice trims, stainless steel sink with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, integrated fridge, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, door.

Landing
Door to:

Bedroom 1 15'10" x 12'2" (4.82 x 3.71)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers, corner display shelfs, radiator, door to:

Bedroom 2 7'9" x 10'0" (2.36 x 3.04)
UPVC double glazed window to rear, double radiator, laminate flooring.

Bedroom 3 7'4" x 8'2" (2.24 x 2.5)
UPVC double glazed window to rear, radiator, laminate flooring.

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Bathroom
Fitted with piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan.

Outside
Frontage, enclosed by dwarf wall to front and sides with gravelled area and paved pathway leading to front entrance door. Enclosed by brick wall to rear and sides, paved sun patio, rear gated access.

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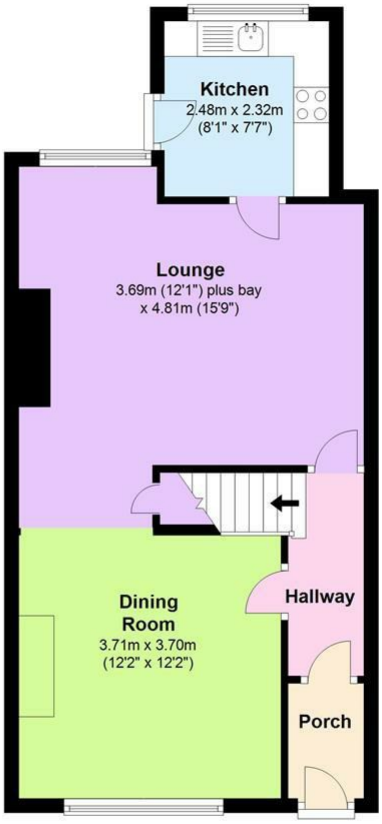
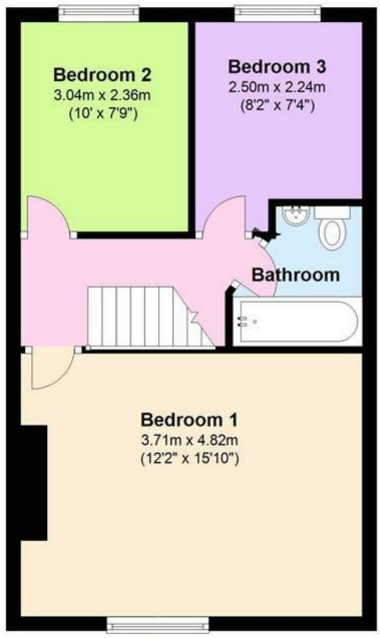
Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



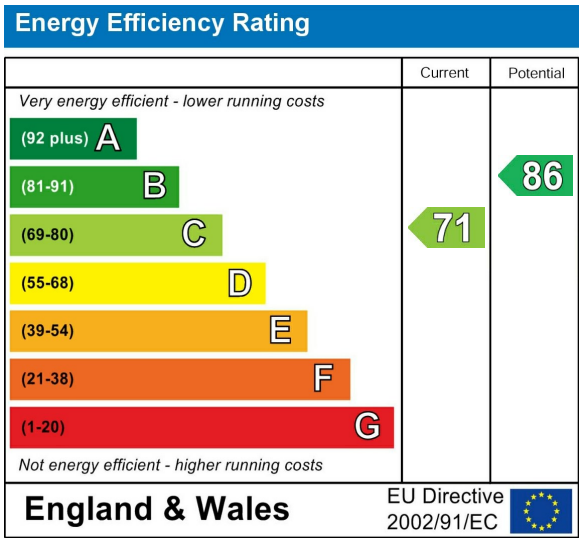
First Floor

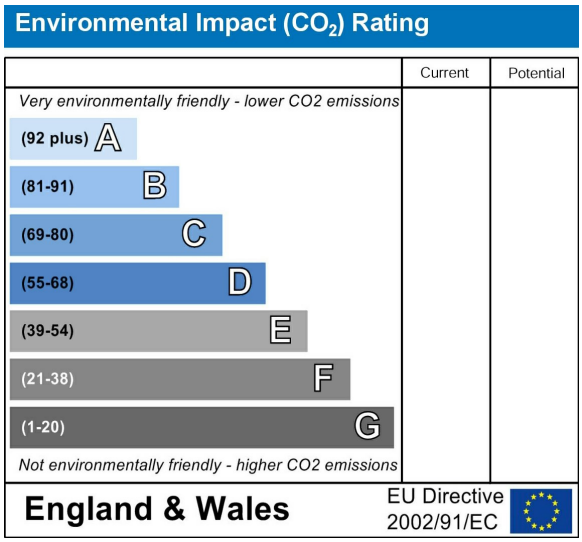
Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 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 meaesurements
Plan produced using PlanUp.





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