REDMAN CASEY ESTATE AGENTS

3 Hill Side, Heaton, Bolton, BL1 5DT

Offers Around £550,000

Four bedroom extended detached property in excellent condition, located in a quiet and popular residential location. Close to local amenities and good road and rail links to Manchester and Preston making commuting convenient. This property offers off road parking large gardens spacious living accommodation, garage and patio dining area, workshop and home gym. There is room to further extend with the correct planning permissions in place. Viewing is highly recommended to appreciate the location, condition and all that this property has to offer.

- Detached
- Extended
- Garage
- Council Tax Band F
- Patio Dining Area
- Four Bedroom
- Off Road Parking
- Large Gardens
- EPC D
- Excellent Condition

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Four bedroom detached family extended family home in excellent condition. This home is located in a quiet, popular residential location close to all local amenities and road and rail links making commute to Manchester and Preston very convenient. The property comprises :- Entrance hall, bathroom, lounge , kitchen, dining area, garden room. To the first floor there are four bedrooms three of which are double and a family bathroom. To the outside there are large garden area access to the garage which has been converted to a home gym with WC and some fitted units. The other side of the garage is used as a workshop with power and lighting. Patio dining are with outdoor seating areas overlooking fruit trees and extensive lawns and mature planting totally enclosed for privacy. Benefitting from double glazing, gas central heating, off road parking and the opportunity to extend with the correct planning permissions in place. Viewing is highly recommended to appreciate the condition, location and everything this family home has to offer.

Hallway
Two uPVC opaque double glazed windows to front, double radiator, uPVC double glazed entrance door to front:

Bathroom
Three piece suite comprising vanity wash hand basin in vanity unit with mixer tap and extensive ceramic and tiling and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Lounge 13'7" x 16'10" (4.14m x 5.13m)
UPVC double glazed window to front, window to rear, log effect living flame effect gas fire fireplace in media wall, two double radiators, double door,:

Dining Room 16'10" x 10'10" (5.14m x 3.29m)
Radiator, three open plan, uPVC double glazed entrance patio doors to side,

Kitchen 16'10" x 9'11" (5.14m x 3.02m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl polycarbonate sink unit with single drainer and stainless steel swan neck mixer tap, built-in fridge/freezer, automatic washing machine and tumble dryer, built-in eye level electric fan assisted, built-in five ring gas hob with extractor hood over, built-in microwave, extractor hood, uPVC double glazed window to rear, double radiator, uPVC double glazed frosted entrance door to side,:

Garden Room
UPVC double glazed window to rear, uPVC double glazed roof lantern, electric radiator, uPVC double glazed entrance tri-fold door to side:

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Bedroom 1 13'5" x 23'1" (4.10m x 7.03m)
UPVC double glazed window to front, double radiator.

Bedroom 2 13'2" x 9'11" (4.01m x 3.02m)
UPVC double glazed window to rear, radiator,:

Bedroom 3 9'9" x 9'4" (2.98m x 2.84m)
UPVC double glazed window to rear, radiator.

Bedroom 4 9'9" x 7'5" (2.98m x 2.25m)
UPVC double glazed window to rear, radiator:

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with cupboard under, mixer tap and full height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Landing

Home Gym
UPVC double glazed window to rear, Up and over door, uPVC double glazed entrance to rear, :

WC

Workshop./Garage
Up and over door, lighting and power.

Outside
Off road parking, gardens to all sides, with patio dining area, fruit trees mature planting and laid to lawn,.

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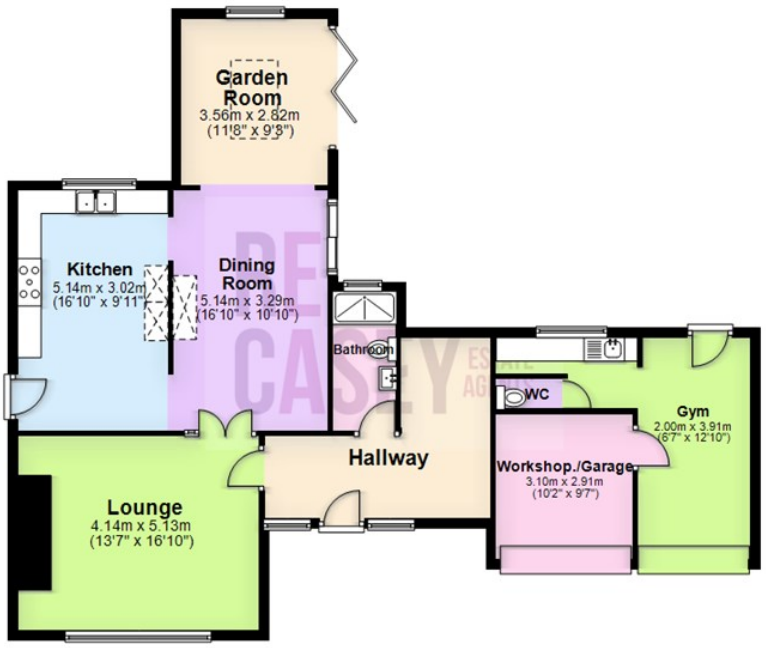
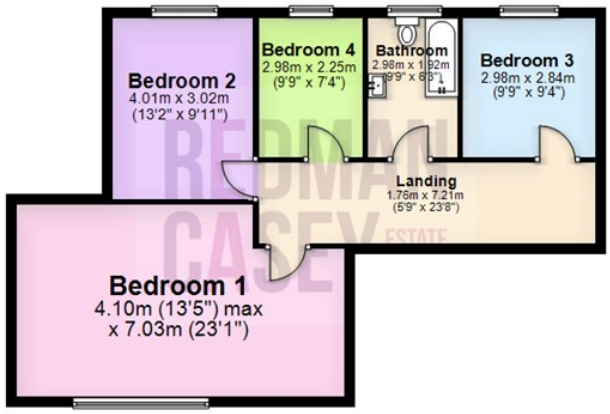
Ground Floor

Approx. 108.7 sq. metres (1169.6 sq. feet)



First Floor

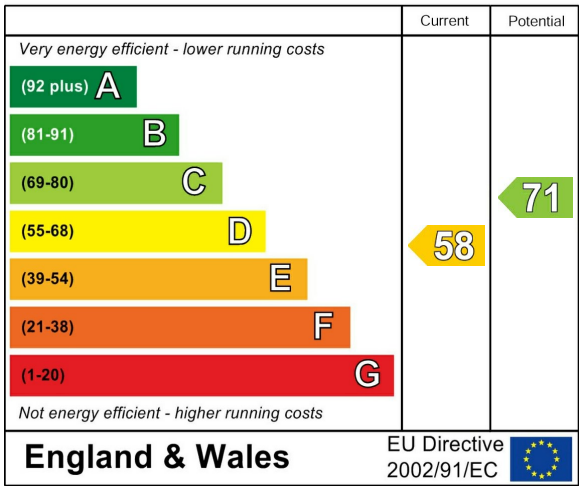
Approx. 74.9 sq. metres (806.7 sq. feet)



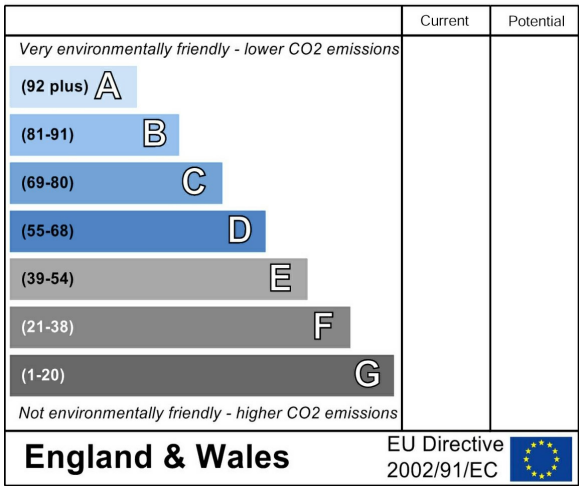
Total area: approx. 183.6 sq. metres (1976.3 sq. feet)

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



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