REDMAN CASEY ESTATE AGENTS

## 193 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QW

## Offers In The Region Of £220,000

Superbly presented and improved three bedroom mid terraced property. Completely renovated 2 years ago the property offers extensive living accommodation with two reception rooms, large fitted kitchen with a range of grey base ad wall units, three generous bedrooms and bathroom with three piece modern white suite. Outside there is a small front garden and to the rear is an enclosed courtyard. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Comprehensively Renovated 2021
- 3 Generous Bedrooms
- 3 Piece Bathroom
- Vacant Possession Available
- Council Tax Band B
- Two Spacious Receptions
- Modern Fitted Kitchen
- No Chain
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A truly delightful three-bedroom mid terraced property that has been lovingly finished to a very high standard by the owner. It has a modern yet tradition feel, with lots of its original character and charm being maintained. The décor and floor coverings have been tastefully chosen, as have the finishing touches such as the door knobs, blinds and light fittings. The property comprises of entrance hallway, lounge with feature fireplace opening to dining room which has a built in storage cupboard and the beautiful kitchen is fitted with good amount of storage and space for appliances. Upstairs offers three double bedrooms, the main and second bedrooms with feature fireplace and there is a three-piece family bathroom with shower over the bath. There is a built-in storage cupboard on the landing. Outside there is a small garden to the rear with outbuilding useable for storage and to the front there is a low maintenance gravelled garden. The property is located just a stone's throw away from Horwich Town Centre and it offers excellent access to well regarded schools and transport links such as the M61 and Blackrod Train Station.

**Vestibule**
Dado rail, coving to ceiling, Composite double glazed entrance door, door to:

**Entrance Hall**
Stairs to first floor landing, door to:

**Lounge 14'4" x 12'0" (4.37m x 3.66m)**
UPVC double glazed box window to front, living flame effect gas fire with ornate timber surround and black granite hearth, iron, Karndean flooring, picture rail, coving to ceiling.

**Dining Room 13'2" x 13'4" (4.02m x 4.06m)**
UPVC double glazed window to rear, built-in high level double storage cupboard with drawers under, radiator, Karndean flooring, picture rail, door to:

**Kitchen/Diner 6'7" x 8'7" (2.00m x 2.61m)**
Fitted with a matching range of grey base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, two uPVC double glazed windows to side, built-in storage cupboard, radiator, Karndean flooring, part glazed stable door to garden.

**Landing**
Built in cupboard.

**Bedroom 1 12'0" x 16'5" (3.66m x 5.00m)**
UPVC double glazed window to front, ornamental feature fireplace with cast iron surround, radiator.

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**Bedroom 2 13'1" x 10'7" (3.99m x 3.22m)**
UPVC double glazed window to rear, ornamental feature fireplace with cast iron surround, double radiator.

**Bedroom 3 8'0" x 8'7" (2.44m x 2.61m)**
UPVC double glazed window to rear, double radiator.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset wash hand basin in vanity unit with cupboard under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

**Outside**
Front garden, paved pathway leading to front entrance door with gravelled area, enclosed by dwarf wall, fencing and hedge to front and sides.
Rear, paved sun patio, courtesy lighting, enclosed by brick wall to rear and sides, rear gated access.

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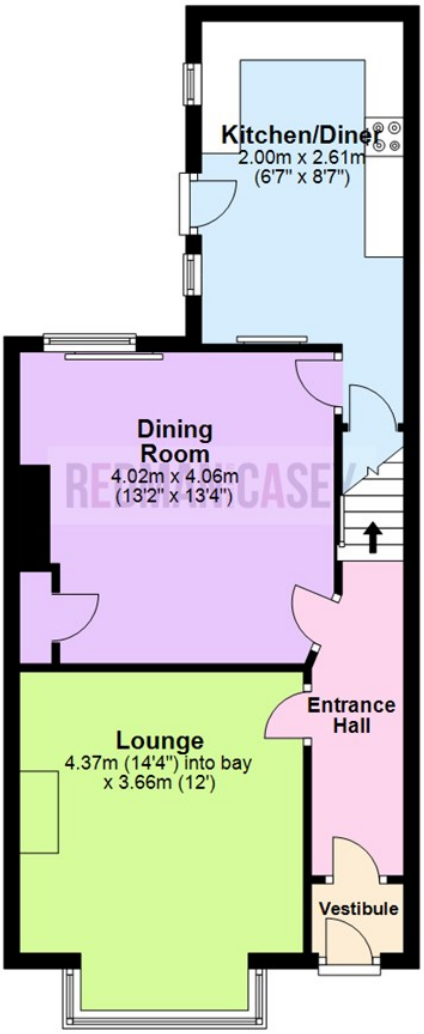
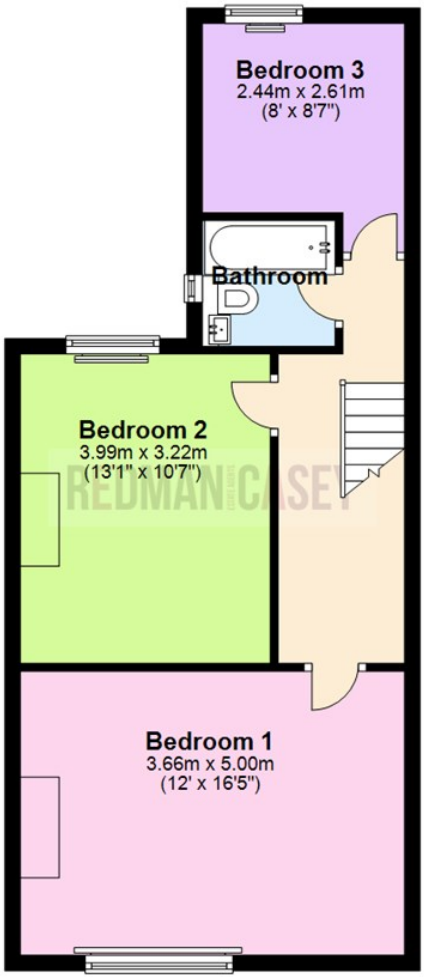
## Ground Floor
Approx. 50.3 sq. metres (541.5 sq. feet)



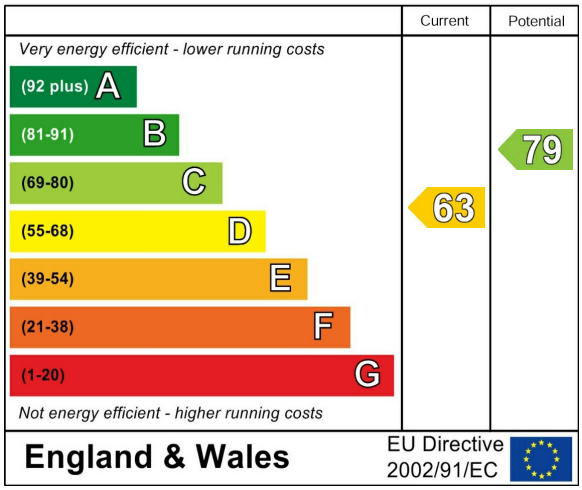

## First Floor
Approx. 49.7 sq. metres (534.8 sq. feet)



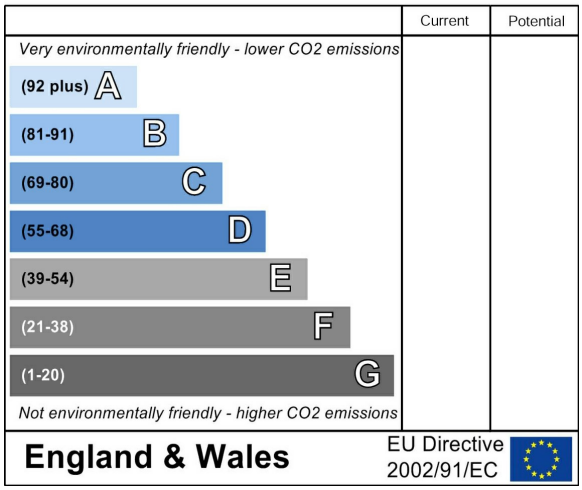

Total area: approx. 100.0 sq. metres (1076.3 sq. feet)

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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