REDMAN CASEY ESTATE AGENTS

## 593 Chorley New Road, Horwich, Bolton, Lancashire, BL6 6LA

**£160,000**

Spacious three bedroom mid terraced property offered with vacant possession. This property is situated in a residential location close to all local amenities, schools, and transport links. Great family home and all viewings are by appointment only.

- 3 Bedrooms
- Gas Central Heating
- No Onward Chain
- 2 Reception Rooms
- Double Glazing

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Three bedroom mid terraced property. This spacious property is in a great location close to local shops, schools, transport links and all local amenities. The property benefits from double glazing, gas central heating and comprises:- Entrance hall, lounge, dining room, fitted kitchen. To the first floor there are three bedrooms two of which are double and a family bathroom. There is a small garden to the front and a fully enclosed rear yard with fitted seating. This property is sold with no onward chain.

**Entrance Vestibule**
Hardwood frosted entrance door to:

**Inner Hallway**
Single radiator, stairs, door to:

**Lounge**
UPVC double box window to front, decorative gas fire fireplace with marble surround, double radiator.

**Dining Room 13'1" x 10'2" (4.00m x 3.10m)**
UPVC double glazed window to rear, single radiator.

**Kitchen/Breakfast Room 14'9" x 9'3" (4.50m x 2.81m)**
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, two uPVC double glazed windows to side, double glazed opaque entrance door to side.

**Landing**
Ceramic tiled flooring, door to:

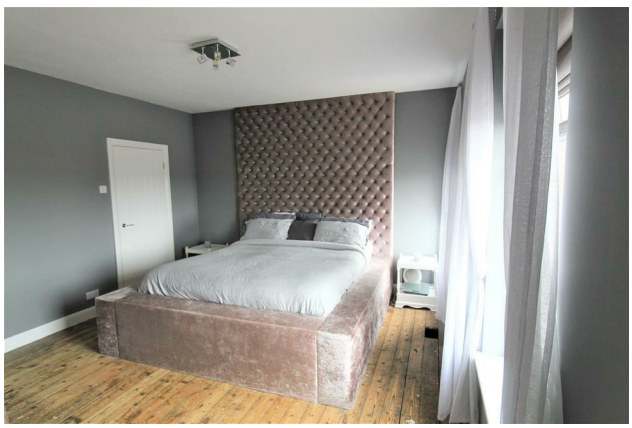
**Bedroom 1 13'0" x 15'8" (3.95m x 4.78m)**
Two uPVC double glazed windows to front, double radiator, door to:

**Bedroom 2 13'1" x 10'4" (4.00m x 3.15m)**
UPVC double glazed window to rear, double radiator.

**Bedroom 3 6'6" x 9'3" (1.98m x 2.81m)**
UPVC double glazed window to side, radiator.

**Bathroom**
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side, radiator.

**Shower Room**
Comprising recessed tiled shower cubicle with electric shower and glass screen, radiator.



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**Outside Front**
Enclosed garden to front. laid to decorative stone and secure garden gate.

**Outside Rear**
Fully enclosed rear yard, fitted seating and table, entrance via wooden garden gate, laid mainly to paved flooring and decked area.

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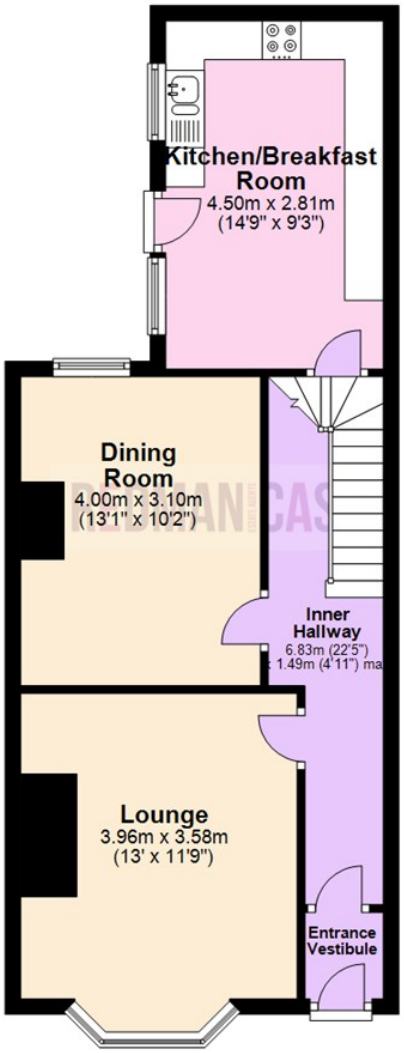
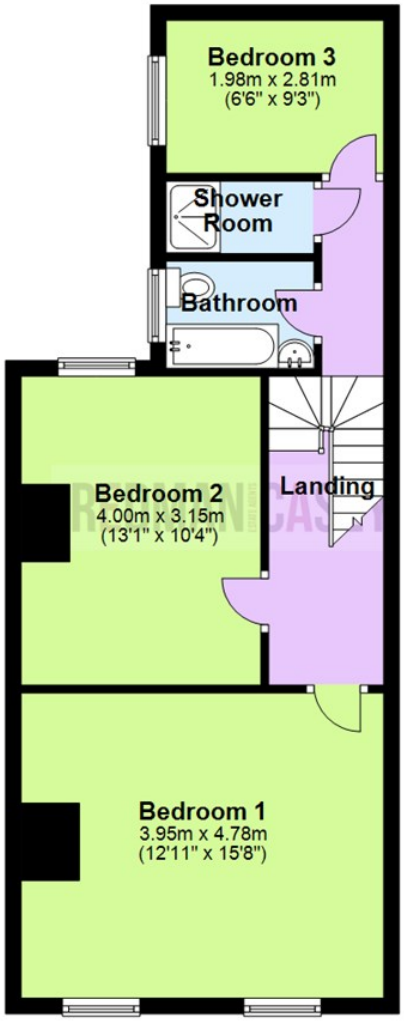
## Ground Floor
Approx. 51.0 sq. metres (548.7 sq. feet)



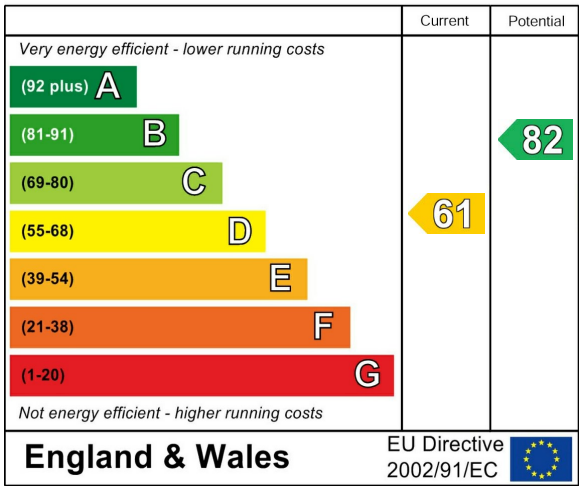

## First Floor
Approx. 51.1 sq. metres (549.9 sq. feet)



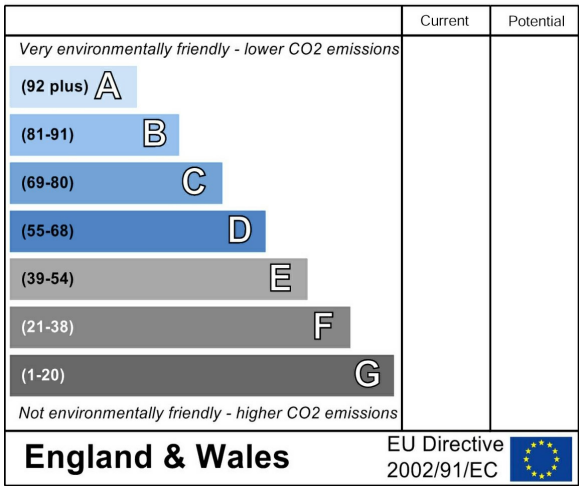

Total area: approx. 102.1 sq. metres (1098.6 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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