REDMAN CASEY ESTATE AGENTS

14 Douglas Avenue, Horwich, Bolton, Lancashire, BL6 7EE

Offers In The Region Of £165,000

Three bedroom family semi detached, offering excellent accommodation with potential for expansion or remodelling. Sold with no chain and vacant possession, Viewing is essential to appreciate all that is on offer.

- 3 Bedrooms
- Gardens & Garage
- Vacant Possession
- Lounge Open Plan Diner
- No Chain
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this popular residential estate this three bedroom family home offers excellent accommodation with potential for extension and remodelling. The property at present comprises :- Entrance hall, lounge, open plan dining area and kitchen. To the first floor there are three bedrooms and a shower room with separate wc (recently remodelled) Outside there are gardens to the front and rear along with extensive driveway and detached brick built garage. The property is sold with no chain and vacant possession

Entrance Hall
UPVC double glazed window to side, built-in under-stairs storage cupboard, radiator, coving to ceiling, carpeted stairs to first floor landing, double glazed entrance door, door to:

Lounge 13'9" x 11'2" (4.19m x 3.40m)
Aluminium double glazed window to front, wall mounted gas fire, radiator, coving to ceiling, open plan to:

Dining Area 8'10" x 8'1" (2.69m x 2.46m)
Double glazed window to rear, radiator, coving to ceiling.

Kitchen 8'5" x 9'11" (2.56m x 3.01m)
Base and eye level cupboards with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker with extractor hood over, aluminium double glazed window to rear, radiator, vinyl flooring, aluminium double glazed door to garden.

Landing
Aluminium frosted double glazed window to side, built-in double storage cupboard with shelving and a single built in airing cupboard with cylinder, access to loft, double door, door to:

Bedroom 1 10'0" x 11'3" (3.05m x 3.42m)
Aluminium double glazed window to front with panoramic views, radiator.

Bedroom 2 12'2" x 7'6" (3.70m x 2.29m)
Aluminium double glazed window to rear, radiator.

Bedroom 3 6'3" x 10'6" (1.91m x 3.21m)
Aluminium double glazed window to rear, radiator, wall mounted gas boiler serving heating system and domestic hot water.

WC
UPVC frosted double glazed window to side, low-level WC, full height upvc panelling to all walls.

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Shower Room
Fitted with two piece suite comprising double shower enclosure with power shower over and glass screen, inset wash hand basin in vanity unit with cupboard under, mixer tap and full height upvc panelling to all walls and heated towel rail, uPVC frosted double glazed window to side, vinyl flooring.

Outside
Front garden, front and side leading to garage and with car parking space for three cars with concrete pathway leading to side entrance and mature flower and shrub borders.
Rear garden, large raised paved sun patio, mature flower and shrub borders detached garage with up and over door.

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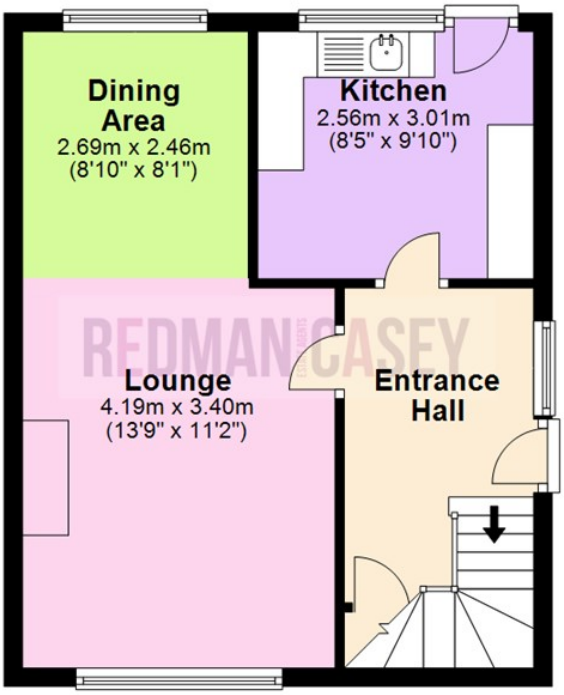
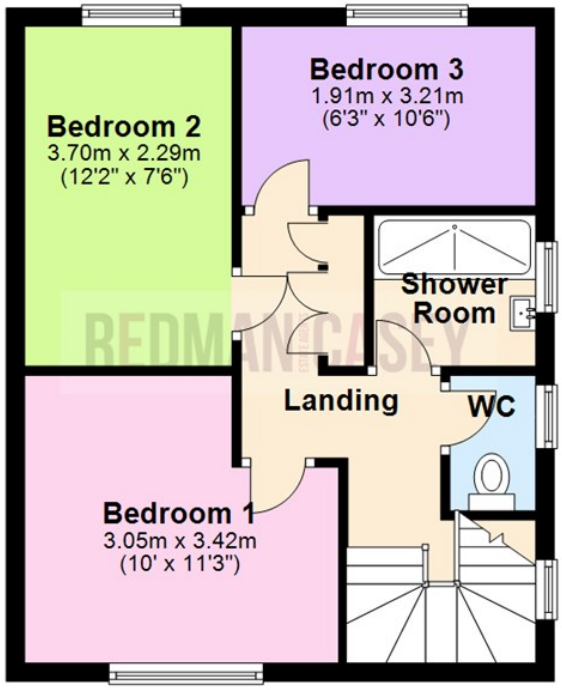
Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



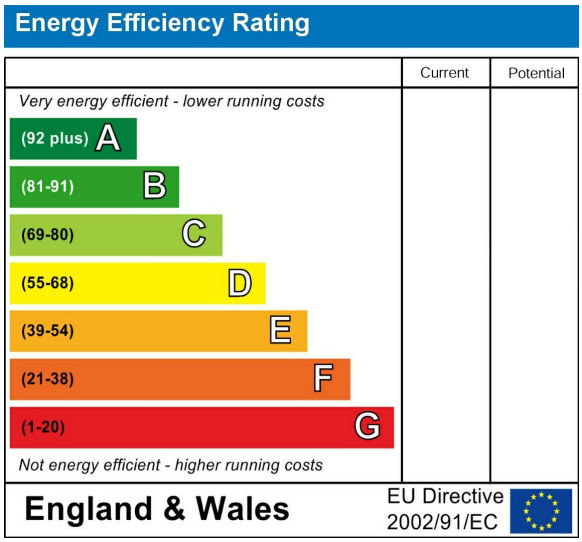
First Floor

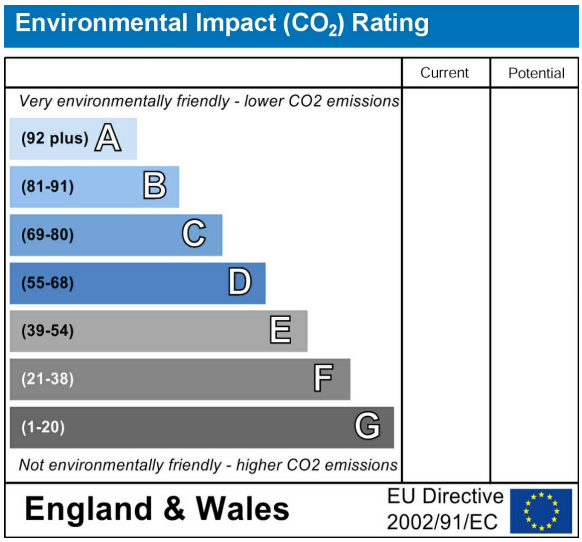
Approx. 38.4 sq. metres (413.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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