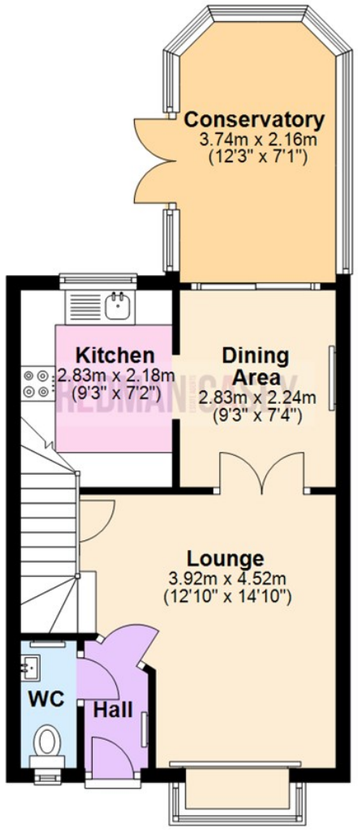
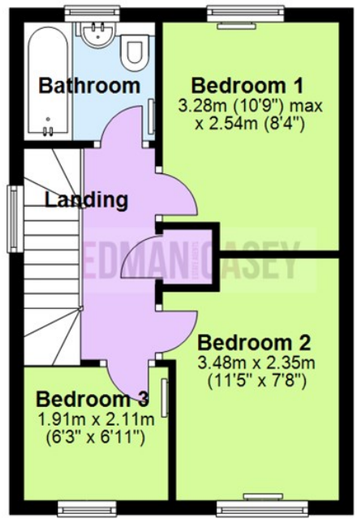
Ground Floor
Approx. 39.8 sq. metres (428.4 sq. feet)

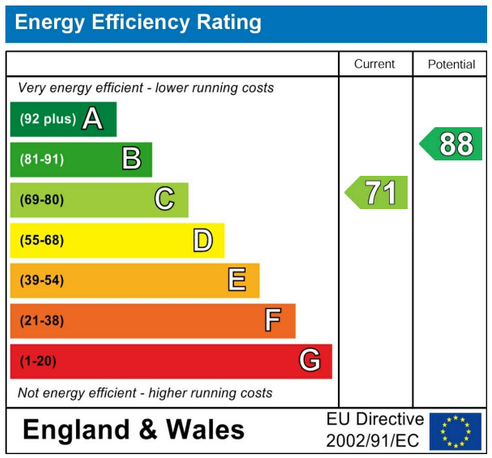


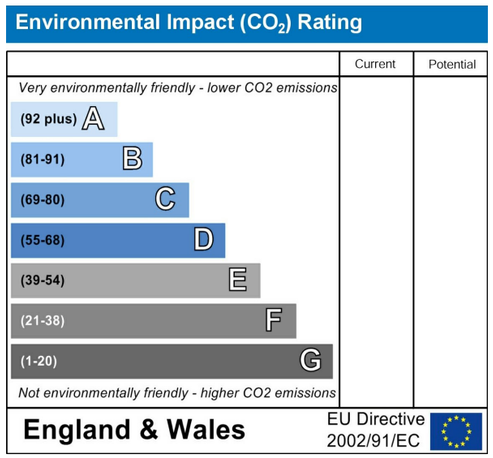
First Floor
Approx. 31.1 sq. metres (334.3 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

14 Gresley Avenue, Horwich, Bolton, Lancashire, BL6 5TQ

Well presented and improved three bedroom semi detached property situated on this highly sought after residential estate. Offering excellent access to local amenities, shops, schools and Rivington countryside. The property is available with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £215,000

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

Located within easy access of local amenities, Horwich leisure centre , shops, schools and countryside walks, this three bedroom semi detached offers excellent accommodation for a family or someone downsizing. The property comprises :- Hallway. cloakroom w.c. Lounge, dining room with archway to fitted kitchen, conservatory. To the first floor there are three bedroom all with fitted wardrobes and a modern bathroom fitted with a white three piece suite. Outside there is a open plan front garden with block paved hardstanding, generous driveway to the side with parking for two cars leading to a private rear garden with paved patio and raised timber decking, lawn with graveled borders. Viewing is essential to appreciate all that is on offer.

Hall
Radiator, laminate flooring, uPVC double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, laminate flooring.

Lounge
12'10" x 14'10" (3.92m x 4.52m)
UPVC double glazed box window to front, built-in under-stairs storage cupboard, radiator, laminate flooring, textured ceiling, stairs, double door to:

Dining Area
9'3" x 7'4" (2.83m x 2.24m)
Radiator, laminate flooring, double glazed patio door to Conservatory, archway to:

Kitchen
9'3" x 7'2" (2.83m x 2.18m)
Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear.

Conservatory
12'3" x 7'1" (3.74m x 2.16m)
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to rear, four windows to side, uPVC double glazed french doors to garden.

Landing
UPVC double glazed window to side, built-in airing cupboard housing, pre-lagged hot water cylinder with slatted shelving, access to loft, door to:

Bedroom 1
10'9" x 8'4" (3.28m x 2.54m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving and overhead storage, fitted matching drawers, radiator.

Bedroom 2
11'5" x 7'9" (3.48m x 2.35m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, fitted bedside cabinet, radiator.

Bedroom 3
6'3" x 6'11" (1.91m x 2.11m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rail and overhead storage, fitted matching drawers, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Open plan front garden with gravelled area, tarmac driveway to the side with car parking space for two cars, block paved hard standing, courtesy lighting. Rear garden, enclosed by timber fencing to rear and sides, steps up to timber, decking and area with lawned area, side gated access, timber garden shed, steps up to timber decking area.

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