REDMAN CASEY ESTATE AGENTS

4 Beaumont Avenue, Horwich, Bolton, Lancashire, BL6 7BQ

£229,000

Three bedroom semi-detached property in a very popular residential location, close to local shops, schools, and all local amenities. This property offers spacious living accommodation with the added benefits of gardens to front and rear, double glazing, gas central heating. This property also has space to extend with the correct planning permission in place. Viewing is highly recommended to appreciate all that is on offer.

- Semi Detached
- Garden To Front And Rear
- Double Glazed
- Large Patio
- Three Bedroom
- Gas Central Heating
- No Onward Chain
- Outside Summer House

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom semi detached property, Situated in a very popular residential location, close to local schools, shops and all amenities. The property also benefits from enclosed front garden and large enclosed rear garden with patio area rear summer house on hard standing with patio seating area. Fully double glazed with gas central heating the property comprises:- Entry Porch, hallway/ lounge, dining area, fitted kitchen. To the first floor there are three bedrooms two of which are double and a family bathroom. The property is offered with vacant possession and no chain. There is also opportunity to extend to the rear with the correct planning permission in place. Viewing is recommended to avoid disappointment.

Porch
Two uPVC double glazed windows to side, two windows to front, aluminium double glazed window to front to rear, double glazed entrance door to front.

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Two uPVC double glazed windows to side, two windows to front, aluminium double glazed window to front to rear, double glazed entrance door to front.

Entrance Hall
Radiator, stairs, door to Storage cupboard, door to:

Entrance Hall
Radiator, stairs, door to Storage cupboard, door to:

Lounge 13'0" x 12'6" (3.96m x 3.81m)
UPVC double glazed window to front, coal effect electric fire set in chimney breast, radiator, open plan to:

Lounge 13'0" x 12'6" (3.96m x 3.81m)
UPVC double glazed window to front, coal effect electric fire set in chimney breast, radiator, open plan to:

Dining Room 9'9" x 9'1" (2.96m x 2.78m)
Radiator, uPVC double glazed entrance patio double door to rear, open plan to:

Dining Room 9'9" x 9'1" (2.96m x 2.78m)
Radiator, uPVC double glazed entrance patio double door to rear, open plan to:

Kitchen 9'9" x 9'3" (2.96m x 2.83m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, extractor fan, space for fridge/freezer, automatic washing machine and tumble dryer, fitted range, uPVC double glazed window to rear, ceramic tiled flooring.

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Storage cupboard.

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Bedroom 3 9'0" x 8'4" (2.74m x 2.55m)
UPVC double glazed window to front, radiator, door to:

Bedroom 1 13'0" x 12'6" (3.96m x 3.81m)
UPVC double window to front, range of wardrobes fitted double wardrobe(s) with sliding doors, hanging rails, shelving and overhead storage, twoStorage cupboard, radiator, two double doors, door to:

Storage cupboard.

Bedroom 2 9'11" x 12'6" (3.02m x 3.81m)
UPVC double glazed window to rear, radiator.

Landing
UPVC double glazed window to side, door to Storage cupboard, door to:

Bedroom 3 9'0" x 8'4" (2.74m x 2.55m)
UPVC double glazed window to front, radiator, door to:

Bedroom 1 13'0" x 12'6" (3.96m x 3.81m)
UPVC double window to front, range of wardrobes fitted double wardrobe(s) with sliding doors, hanging rails, shelving and overhead storage, twoStorage cupboard, radiator, two double doors, door to:

Storage cupboard.

Storage cupboard.

Bathroom
Two piece suite comprising deep panelled bath, pedestal wash hand basin and with shower over and glass screen, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

Bedroom 2 9'11" x 12'6" (3.02m x 3.81m)
UPVC double glazed window to rear, radiator.

WC
UPVC double glazed window to rear, low-level WC, ceramic tiling to all walls, heated towel rail.

Bathroom
Two piece suite comprising deep panelled bath, pedestal wash hand basin and with shower over and glass screen, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

Landing
UPVC double glazed window to side, door to Storage cupboard, door to:

WC
UPVC double glazed window to rear, low-level WC, ceramic tiling to all walls, heated towel rail.

Storage cupboard.

Outside Front
Enclosed garden, entry via garden gate, mature flower beds. laid to lawn paved pathway leading to door and side of property.

Outside Rear
Fully enclosed garden, rear garden gate, mature flower beds with shrubs and planting, lawned area, patio area and garden outhouse on hard standing for seating and BBQ area.

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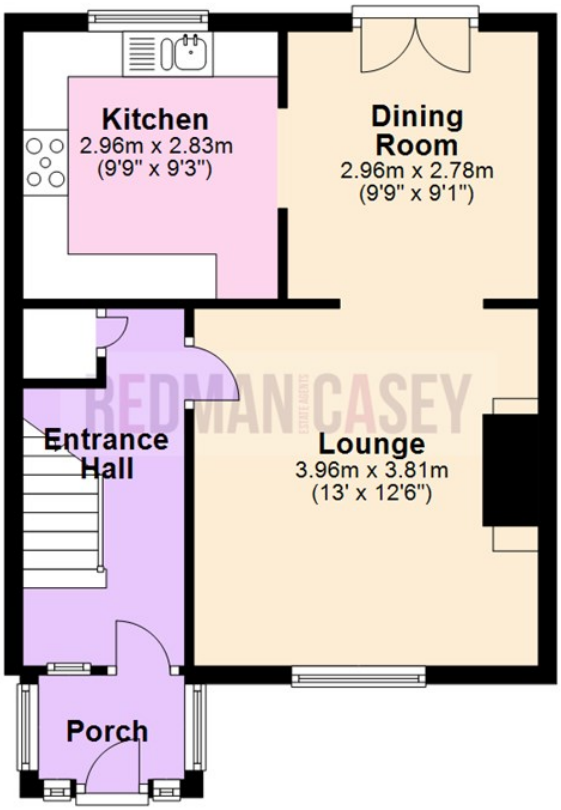
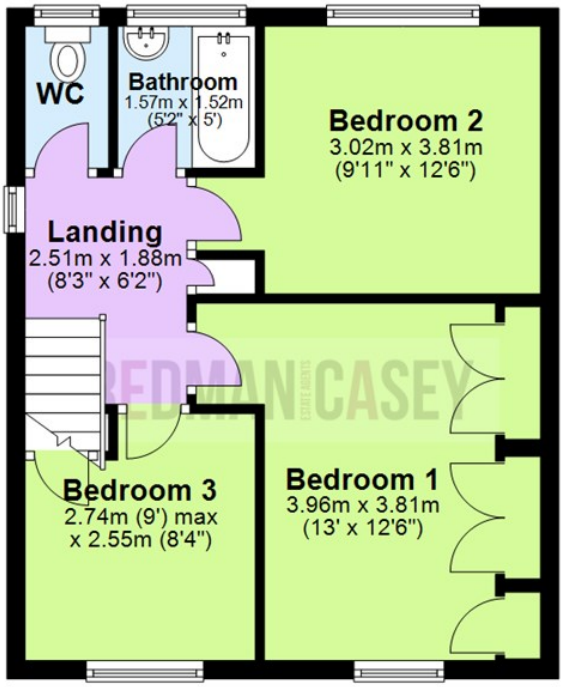
Ground Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



First Floor

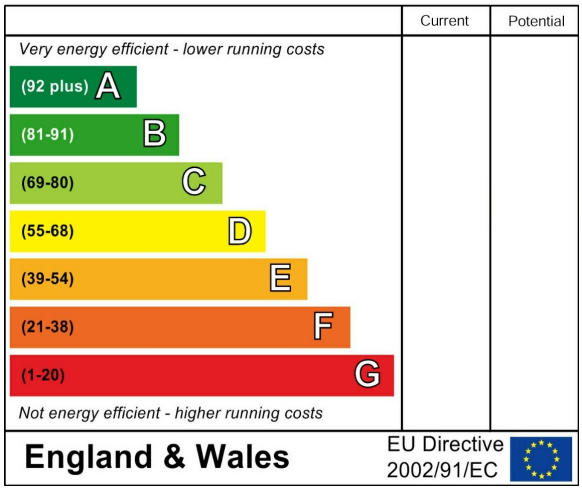
Approx. 40.8 sq. metres (439.1 sq. feet)



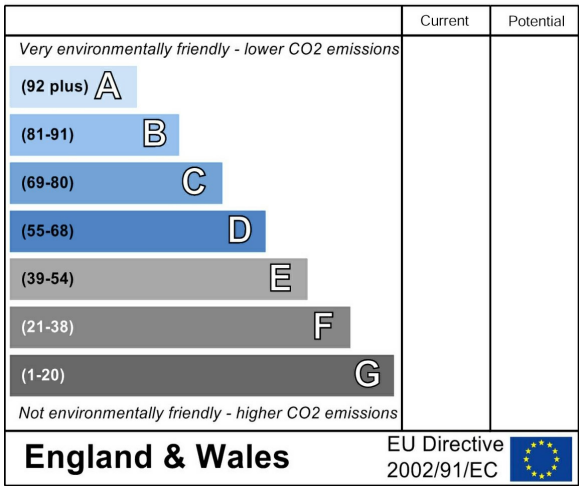
Total area: approx. 82.9 sq. metres (892.6 sq. feet)

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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