REDMAN CASEY ESTATE AGENTS

47 Welders Drive, Horwich, Bolton, BL6 5WR

Offers In The Region Of £260,000

Built by Bellway and benefitting from the residue of the NHBC warranty. This modern three bedroom semi detached property in excellent condition throughout and is situated on the sought after location of Barton Quarter. Ideally placed for local secondary and primary schools, shops, local amenities and easy commute by road or rail to Manchester or Preston, Benefiting from two parking spaces, electric charging point, private rear garden and en-suite to master. Viewing is essential to appreciate all this property has to offer and the location.

- Modern Three Bedroom Semi Detached
- Built by Bellway 2024
- Spacious Lounge
- Fitted Dining Kitchen
- En Suite to Master
- Gardens and Parking Plus Charging Point
- EPC Rating B
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Superbly presented three bedroom semi detached, located in on the very popular and sought after Barton Quarter. Built by Bellway Homes in 2024 and retaining the remainder of the 10 years NHBC warranty, the property comprises:- Entrance hall, cloakroom, lounge, kitchen diner. To the first floor there are three bedrooms two are double and the master bedroom has an en-suite shower room, family bathroom fitted with three piece suite. To the outside there are two parking spaces with an electric charging point and an enclosed garden to the rear with a patio seating area. Ideally located for access to local primary and secondary schools, local shops and easy access to transport links making commute to Manchester and Preston easy, viewings are highly recommended to appreciate the location and condition of this property.

Porch
Radiator, double glazed composite entrance door, door to:

WC
Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, extractor fan, radiator, ceramic tiled flooring.

Lounge 16'8" x 11'11" (5.09m x 3.63m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, two radiators, carpeted stairs to first floor landing, door to:

Kitchen/Diner 11'3" x 15'7" (3.44m x 4.74m)
Fitted with a matching range of modern pale grey base and eye level units with drawers and complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, double radiator, vinyl flooring, uPVC double glazed french double doors to garden.

Landing
Access to loft, door to:

Bedroom 1 10'1" x 10'9" (3.07m x 3.28m)
UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

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Bedroom 2 10'1" x 8'2" (3.07m x 2.50m)
UPVC double glazed window to front, radiator.

Bedroom 3 6'7" x 7'1" (2.01m x 2.15m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with mixer tap and pedestal wash hand basin with mixer tap, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside

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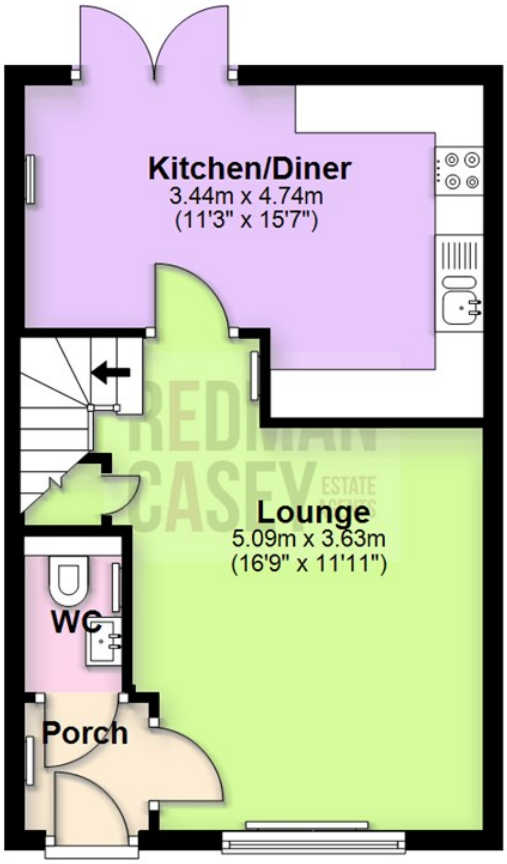
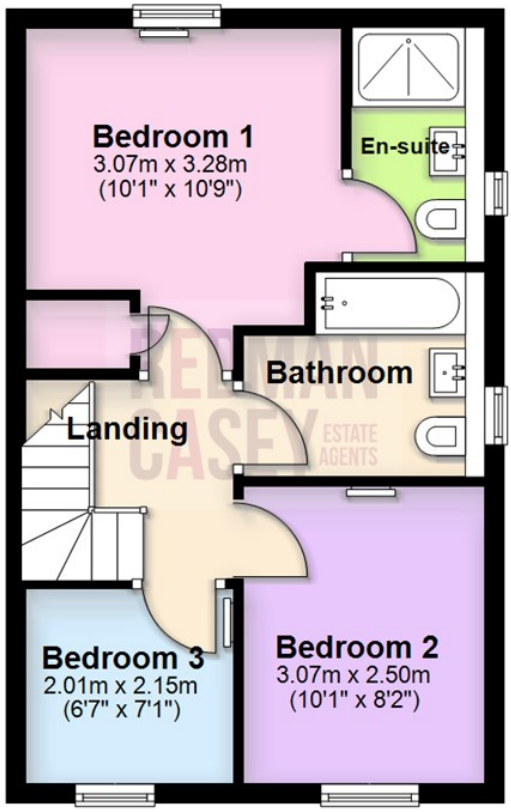
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



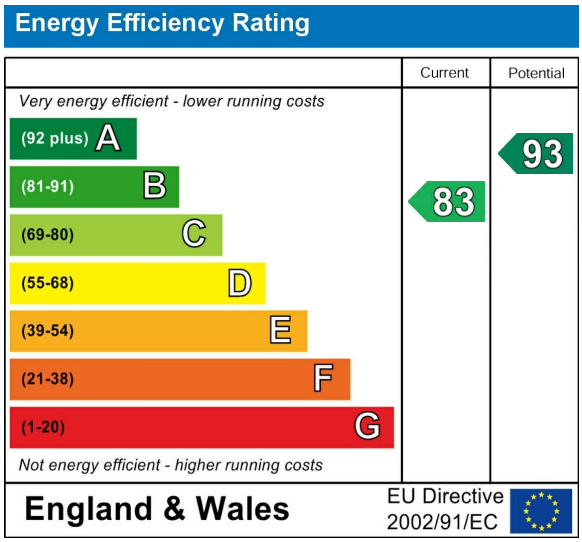
First Floor

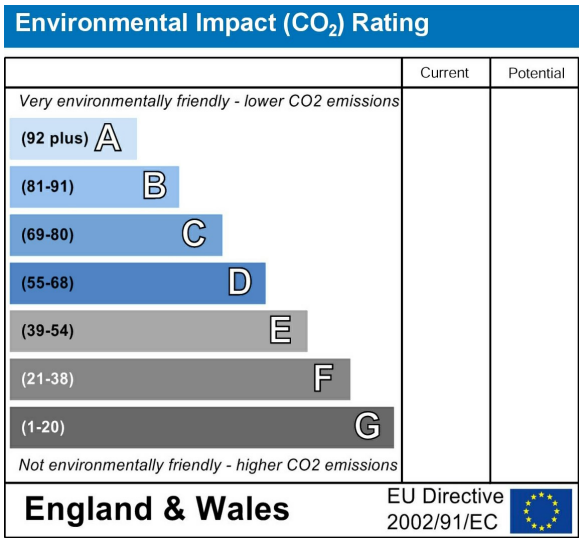
Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 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.





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