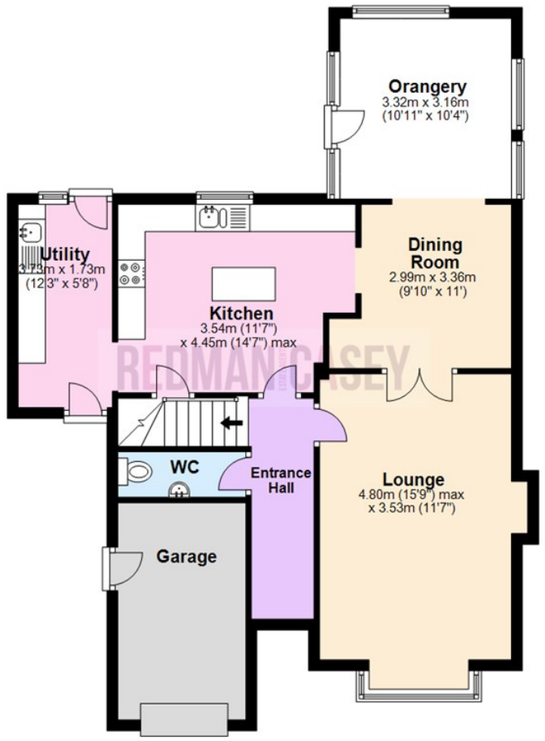
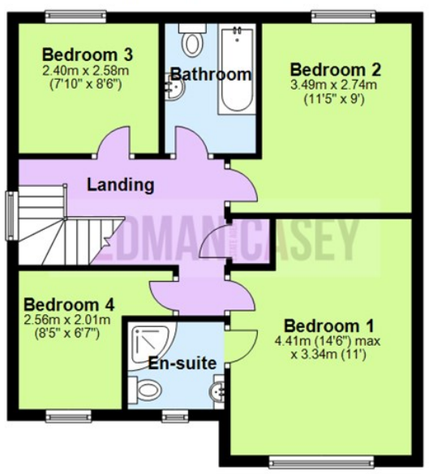
Ground Floor

Approx. 78.5 sq. metres (844.9 sq. feet)



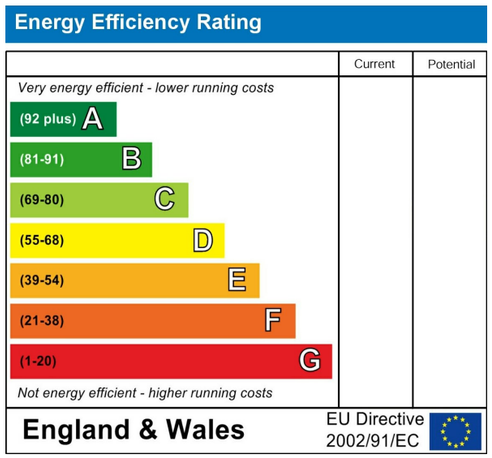
First Floor

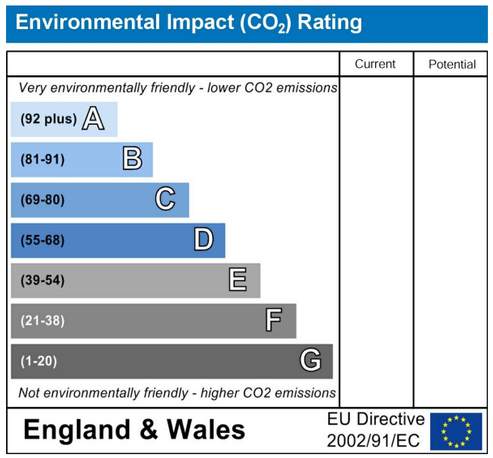
Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 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

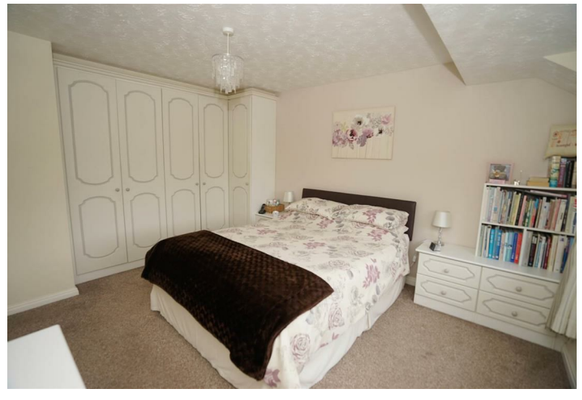
REDMAN CASEY ESTATE AGENTS

93 Green Lane, Horwich, Bolton, Lancashire, BL6 7RQ

Superb family four bedroom detached property situated in this quiet cul de sac offering excellent accommodation for a growing family. Ideally located for access to local countryside and schools the property has been extended by the current owners and must be viewed to be appreciated.

£329,995

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



Ideally located for access to Rivington Moors along with local schools this superb detached property has been improved and extended by the currents owners to provide fantastic family accommodation. Viewing is essential to appreciate all that is on offer , the accommodation comprises :- Entrance hall, wc, spacious lounge, dining room open plan into the orangery, fitted kitchen with a range of cream gloss units with built in and integrated appliances, utility room. To the first floor there are four bedrooms the master having fitted wardrobes and matching furniture along with a generous three piece en suite shower room. Family bathroom with three piece white suite. Outside there are open plan front gardens with double driveway leading to a single garage and a stunning private rear garden with two large patios and lawned area backing onto a woodland setting.

Entrance Hall
Stairs to first floor landing, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Lounge
15'9" x 11'7" (4.80m x 3.53m)
UPVC double glazed box window to front, fireplace, radiator, two wall lights, coving to textured ceiling, double door to:

Dining Room
9'10" x 11'0" (2.99m x 3.36m)
Double radiator, coving to textured ceiling, open plan to Kitchen, open plan to:

Orangery
10'11" x 10'4" (3.32m x 3.16m)
Half brick construction with uPVC double glazed windows and power and light connected, window to rear, four windows to side, radiator, sloping ceiling with twin velux skylights, uPVC double glazed door to garden.

Kitchen
11'7" x 14'7" (3.54m x 4.45m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, integrated dishwasher, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, ceramic tiled flooring, open plan to Utility, door to built-in under-stairs storage cupboard.

Utility
12'3" x 5'8" (3.73m x 1.73m)
Fitted with a matching range of modern cream base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed door to garden, uPVC double glazed door to side.

Landing
UPVC double glazed window to side, built-in storage cupboard with additional shelving, radiator, door to:

Bedroom 1
14'6" x 10'11" (4.41m x 3.34m)
UPVC double glazed window to front, fitted bedroom suite with a comprising three double wardrobes with hanging rails and shelving, fitted matching dressing table with drawers, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to front, heated towel rail, ceramic tiled flooring.

Bedroom 2
11'5" x 9'0" (3.49m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'10" x 8'6" (2.40m x 2.58m)
UPVC double glazed window to rear, radiator.

Bedroom 4
8'5" x 6'7" (2.56m x 2.01m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, heated towel rail, vinyl flooring.

Outside
Open plan front garden, double width tarmac driveway to the front leading to garage with mature flower and shrub borders, brick paved pathway.
Stunning private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large block paved sun patio with lawned area and mature flower and shrub borders, water tap, security lighting, side gated access.

Garage
Attached single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water water tap, Up and over door, side access door.

93 Green Lane, Horwich, Bolton, Lancashire, BL6 7RQ **£329,995**