REDMAN CASEY ESTATE AGENTS

## 102 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DR

## Offers In The Region Of £190,000

Well presented stone fronted terraced property which is ideally situated close to the centre of Horwich in a popular residential location close to schools and local amenities. With two reception rooms large fitted kitchen, superb bathroom and three bedroom plus loft room Benefiting from gas central heating and fully double glazed, this property is a must to view to appreciate.

- Deceptively Spacious
- Large Kitchen
- Superb Bathroom
- No Chain
- EPC Rating TBC
- Two Reception Rooms
- Loft Room
- Enclosed Rear Courtyard
- Vacant Possession Available
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Stunning three bedroom with loft room mid terraced property. This well presented three bedroom property offers excellent family accommodation with a loft room. Comprises:- Entrance hall, lounge, dining room, fitted kitchen. to the first floor there are three bedrooms and a superb family bathroom. There is a loft room with two 'Velux' windows and storage into eaves. Outside to the front there is an enclosed garden area and to the rear with timber decking and paved patio area fully enclosed to the sides and rear. This property is situated close to Horwich town centre local schools and amenities. Benefiting from gas central heating and double glazing. This property is highly recommended to view to appreciate all that is on offer.

**Porch**
UPVC entrance door, door to:

**Hall**
Radiator, laminate flooring, stairs to first floor, door to:

**Dining Room 14'1" x 11'0" (4.29m x 3.36m)**
Double radiator, double door, uPVC double glazed french double doors to garden, open plan to Kitchen, door to:

**Lounge 13'5" x 10'6" (4.10m x 3.20m)**
UPVC double glazed window to front with shutters, fireplace, laminate flooring, coving to textured ceiling.

**Kitchen 12'6" x 7'8" (3.80m x 2.33m)**
Fitted with a matching range of modern oak base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, textured ceiling with recessed spotlights, uPVC double stable door to garden, door to built-in under-stairs storage cupboard.

**Landing**
Radiator, stairs to loft room, door to:

**Bedroom 1 13'4" x 13'11" (4.06m x 4.25m)**
UPVC double glazed window to front with shutters, radiator, textured ceiling with recessed spotlights.

**Bedroom 3 7'10" x 8'3" (2.40m x 2.51m)**
UPVC double glazed window to rear, double radiator.

**Bedroom 2 10'4" x 8'0" (3.14m x 2.44m)**
UPVC double glazed window to rear, radiator.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, radiator, ceramic tiled flooring.

**Loft Room 14'1" x 12'7" (4.30m x 3.84m)**
Twodouble glazed velux skylight, sloping ceiling, four built-in double wardrobes in eaves.

**Outside**
Front with gravelled area, paved pathway leading to front entrance door, enclosed by dwarf stone wall to front and sides.
Rear, enclosed by brick wall to rear and sides, timber decking area, large paved sun patio, rear gated access outside tap.

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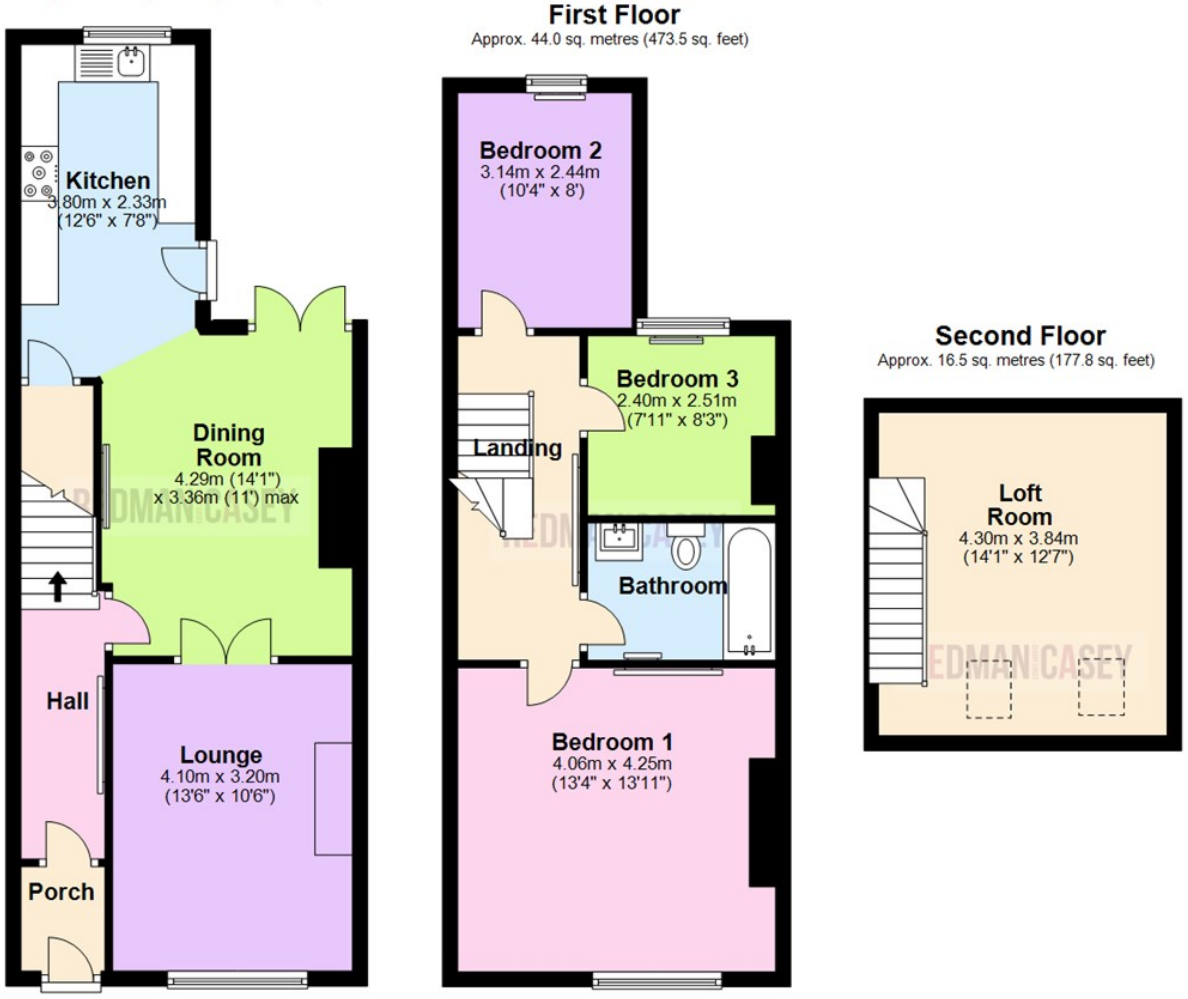
## Ground Floor
Approx. 46.7 sq. metres (502.3 sq. feet)

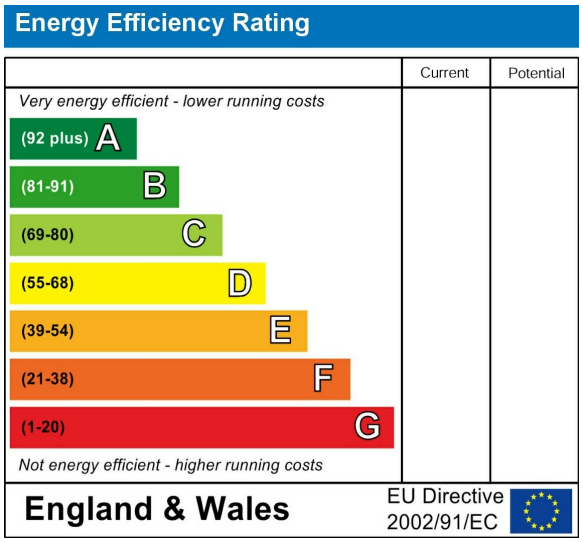
## First Floor
Approx. 44.0 sq. metres (473.5 sq. feet)

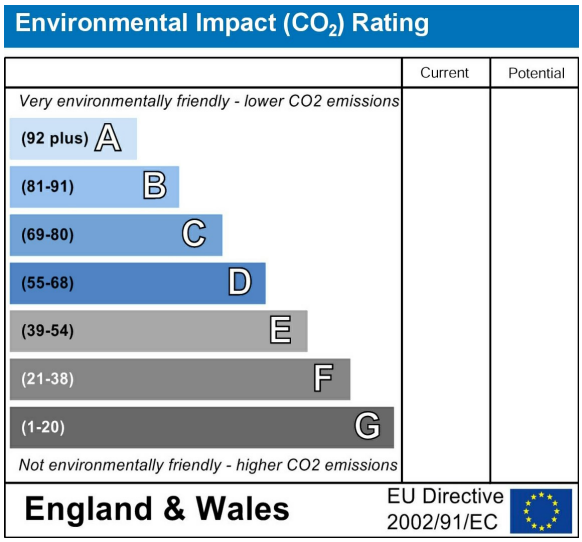
## Second Floor
Approx. 16.5 sq. metres (177.8 sq. feet)




Total area: approx. 107.2 sq. metres (1153.6 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.

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