

REDMAN CASEY ESTATE AGENTS

7 Howarth Court, Horwich, Bolton, BL6 6TS



£180,000



Lounge 10'3" x 15'2" (3.12m x 4.62m)

Front door provides access to lounge with laminate flooring, power point, double glazed sash window to front, storage cupboard, wall mounted flicker effect electric fire, wall mounted radiator, door to hall.

Hall

Access from lounge to inner hall with stairs rising to upper level, door to kitchen diner and W.C. storage cupboard

WC

Access from the inner hall with low level W.C., vanity wash basin, complimentary splash back tiling, wall mounted radiator, tiled flooring.

Kitchen/Diner 7'3" x 15'2" (2.22m x 4.62m)

Access from the inner hall to kitchen diner with a range of wall and base units with contrasting work surfaces, integrated fridge freezer, oven & grill with 4 hob gas burner with overhead extractor, inset sink with mixer tap, double glazed sash windows, tiled flooring, ample space for dining, wall mounted radiator.

Landing

Stairs rise to upper level with doors leading to further accommodation, wall mounted radiator.

Bedroom 1 10'5" x 11'9" (3.18m x 3.57m)

Door from landing to master bedroom with fitted wardrobes with sliding doors, power points, wall mounted radiator, door to ensuite, double glazed sash window.

En-suite

Three piece accessed from the master bedroom with shower cubicle with bi-folding glass panelled door, low level W.C., vanity wash basin, tiled flooring, wall mounted heated towel rail.

Bedroom 2 8'8" x 7'1" (2.63m x 2.16m)

Access from landing to bedroom two with power points, wall mounted radiator, double glazed sash window.

Bedroom 3 7'3" x 7'5" (2.22m x 2.25m)

Third bedroom situated off the landing with double glazed sash window, power points, wall mounted radiator.

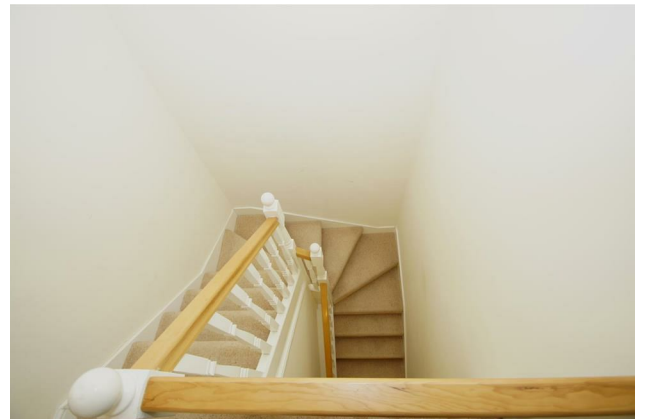
Bathroom

Three piece suite with panelled bath, pedestal mounted vanity wash basin, low level W.C. door to storage cupboard where wall mounted gas fired central heating boiler is housed, partial tiled elevations, tiled floor, wall mounted heated towel rail.

Outside

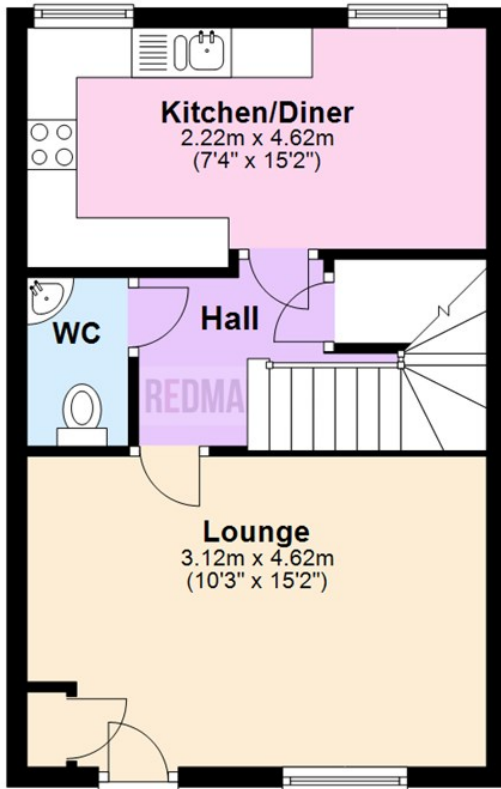
Garden only situated to front of property with stone flagged path and adjacent lawn with soil bedded area.





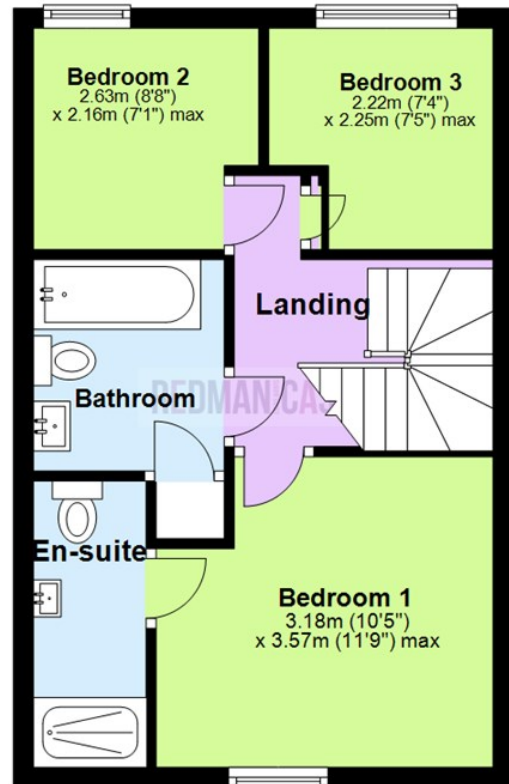
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

