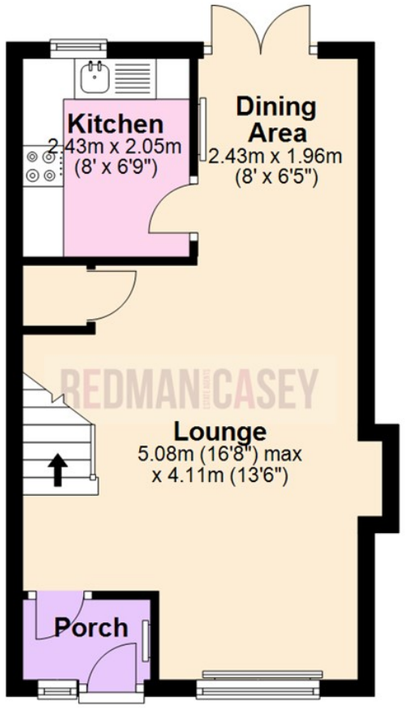
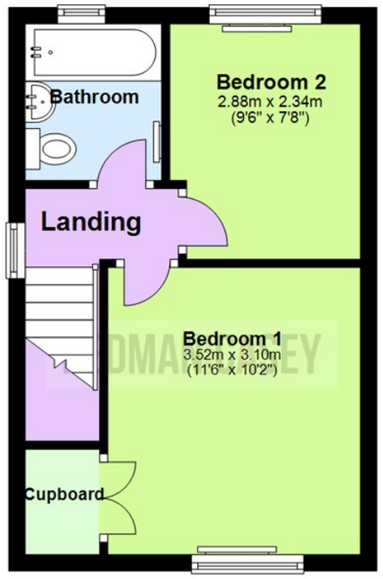
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



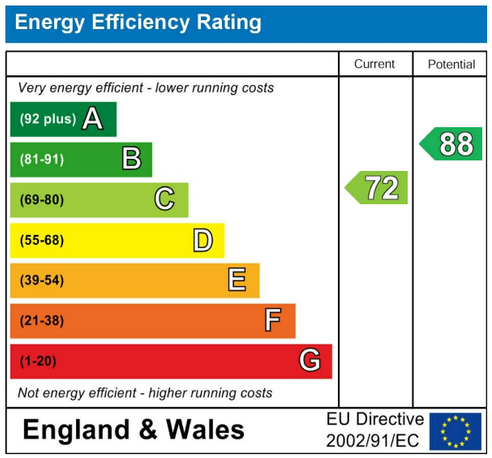
First Floor

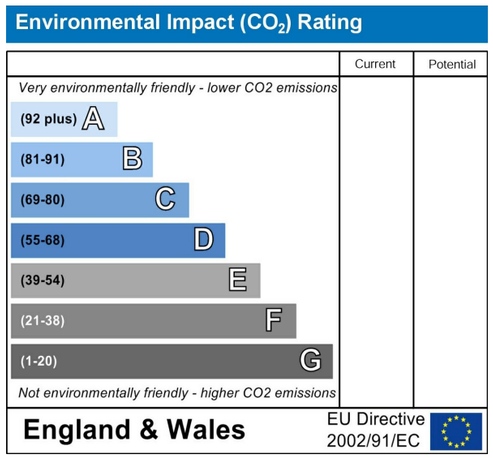
Approx. 26.7 sq. metres (287.5 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 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.





REDMAN CASEY ESTATE AGENTS

22 Lowerbrook Close, Horwich, Bolton, Lancashire, BL6 6SS

Superbly presented two bedroom semi detached property, situated on this highly sought after development. The property is ideally located for access to local amenities, Middlebrook retail park and transport infrastructure for motorway and railway links to Manchester, Preston and beyond. Lounge dining room open to plan to fitted kitchen, two bedrooms and bathroom. Gardens and parking for 2 cars. Viewing essential to appreciate all that is on offer.

Offers In The Region Of £190,000

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

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Ideally located for access to local amenities, Middlebrook retail park and transport links. The property is well presented throughout and comprises :- Porch, lounge, dining room open plan to fitted kitchen. To the first floor there are two double bedrooms, master with built in wardrobes and a family bathroom fitted with a three piece white suite. Outside there are gardens to the front and rear with driveway parking for two cars. The property benefits from gas central heating and double glazing and the garden has a southerly aspect. Viewing is highly advised to appreciate all that is on offer.

Porch
UPVC frosted double glazed window to front, radiator, vinyl flooring, double glazed entrance door, door to:

Lounge
16'8" x 13'6" (5.08m x 4.11m)
UPVC double glazed window to front, living flame effect gas fire with feature surround, built-in under-stairs storage cupboard, double radiator, Alarmed throughout, carpeted stairs to first floor landing, open plan to:

Dining Area
8'0" x 6'5" (2.43m x 1.96m)
Radiator, uPVC double glazed french doors to garden, door to:

Kitchen
8'0" x 6'9" (2.43m x 2.05m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted double oven, four ring gas with pull out extractor hood over, uPVC double glazed window to rear, vinyl flooring.

Landing
UPVC double glazed window to side, door to:

Bedroom 1
11'7" x 10'2" (3.52m x 3.10m)
UPVC double glazed window to front, radiator, ceiling, access to loft, double door, door to:

Cupboard
Built-in over-stairs double wardrobe(s).

Bedroom 2
9'5" x 7'8" (2.88m x 2.34m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.