REDMAN CASEY ESTATE AGENTS

4 James Street, Horwich, Bolton, Lancashire, BL6 7QS

Offers In The Region Of £315,000

Well presented three double bedroom detached property situated in one of Horwich's most sought after locations, offering superb views over Star lodge and Blackrod to the rear. The property offers excellent accommodation with two reception rooms fitted kitchen, three generous bedrooms, shower room and separate w.c , also the potential to expand to the side and rear should the need arise. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Three Generous Bedrooms
- Superb Views over Star Lodge
- Vacant Possession
- EPC Rating TBC
- Two Reception Rooms
- No Chain
- Viewing Essential
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located with views over Star Lodge to the rear, this generously proportioned three bedroom detached offers excellent accommodation with potential for expansion to the side and rear should the need arise. Currently the property comprises: Porch, entrance hall, lounge, dining room, fitted kitchen, to the first floor there are three generous bedrooms two with built in wardrobes. shower room and separate w.c. Outside there are extensive gardens to the side and front along with driveway parking for 4 cars leading to a single garage. To the rear is a generous patio area with lawned area and open views over Star Lodge. Sold with no chain and vacant possession. Viewing is essential to appreciate the position and accommodation on offer.

Porch
Frosted window to side, two frosted windows to front, frosted window, quarry tiled flooring, hardwood entrance door, door to:

Entrance Hall
Double radiator, carpeted stairs to first floor landing, door to:

Lounge 12'9" x 13'10" (3.88m x 4.21m)
UPVC double glazed window to front, double radiator, coving to ceiling, sliding door to:

Dining Room 11'9" x 10'11" (3.58m x 3.33m)
UPVC double glazed window to rear with panoramic views of Star Lodge, double radiator, coving to ceiling, door to:

Kitchen 11'9" x 8'8" (3.58m x 2.64m)
Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated dishwasher and washing machine, space for fridge, electric point for cooker with pull out extractor hood over, uPVC double glazed window to rear with views of Star Lodge, built-in under-stairs storage cupboard, laminate tiled flooring, aluminium double glazed side door to garden, sliding door, door to:

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 1 12'9" x 11'8" (3.88m x 3.56m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with sliding door, hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

Bedroom 2 11'9" x 11'2" (3.57m x 3.40m)
UPVC double glazed window to rear with panoramic views of Star Lodge and Blackrod, radiator.

Bedroom 3 9'5" x 8'5" (2.88m x 2.57m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with sliding door, hanging rails, shelving, overhead storage and cupboards, radiator.

WC
UPVC frosted double glazed window to side.

Shower Room
Fitted with two piece modern white suite comprising double shower enclosure with electric shower over, folding glass screen and full height wet wall panelling, pedestal wash hand basin with half height ceramic tiling to three walls, heated towel rail. uPVC frosted double glazed window to rear, built-in airing cupboard housing, lagged hot water cylinder with slatted shelving, vinyl flooring, door.

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Outside
Open plan front garden, paved pathway leading to front entrance door with lawned area and mature ornamental flower and shrub borders, extensive double width paved driveway to the front leading to garage and with car parking space for four cars.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature ornamental flower and shrub borders, timber garden shed, side gated access.

Garage
Attached brick built single garage with rear access door, power and light connected, window to rear, Up and over door to the front.

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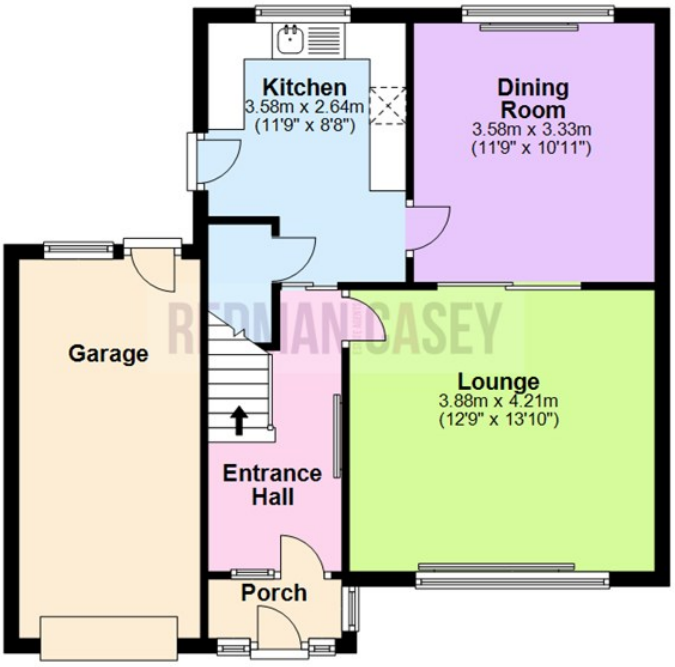
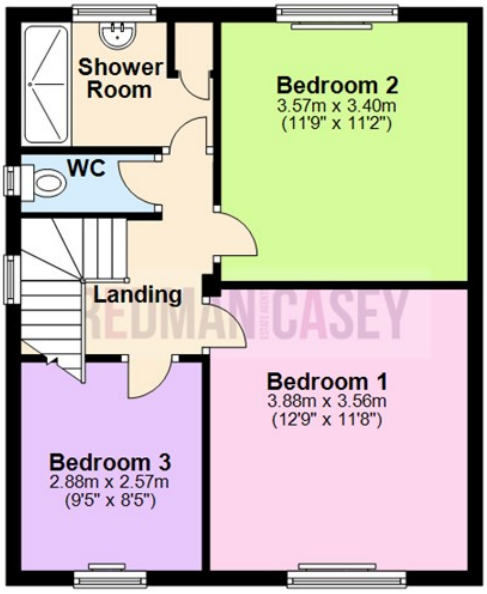
Ground Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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