REDMAN CASEY ESTATE AGENTS

## 30 Highland Road, Horwich, Bolton, Lancashire, BL6 6LP

## Offers In The Region Of £168,000

Three bedroom semi detached property, offering spacious living accommodation in a great residential location. Close to local schools, shops and all amenities. The property also benefits from double glazing, gas central heating, garage and off road parking. Sold with no onward chain.

- Three Bedroom
- Double Glazing
- Off Road Parking
- No Onward Chain
- Gas Central Heating
- Garage
- Gardens Front And Rear
- Vacant Possession

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 are delighted to offer to market this spacious three bedroom semi detached property for sale. The property is situated in a popular residential location close to local schools, shops, and all local amenities. The property also benefits from gas central heating, double glazing, gardens to front and rear, off road parking and a garage. This property comprises:- Entrance porch, hallway, dining room, lounge, kitchen. To the first floor there are two double bedroom and a single with a newly fitted family bathroom. Offered with vacant possession and no onward chain.

**Porch**
Two uPVC double glazed windows to front, two uPVC double glazed windows to side, window to side, hardwood entrance door to front.

**Entrance Hall**
UPVC opaque double glazed window to front, double radiator, stairs, door to:

**Dining Room 11'10" x 12'2" (3.60m x 3.71m)**
UPVC double glazed window to front, double radiator, open plan to:

**Lounge 11'3" x 12'2" (3.43m x 3.71m)**
UPVC double glazed window to rear, ornamental gas fire set in marble surround, radiator.

**Kitchen 8'11" x 6'3" (2.72m x 1.91m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric points for cooker, window to rear, door to:

**Garage**
Up and over door, door.

**Bedroom 1 11'5" x 11'4" (3.47m x 3.45m)**
UPVC double glazed window to front, double radiator, door to:

**Bedroom 2 11'11" x 13'0" (3.64m x 3.95m)**
UPVC double glazed window to rear, two radiators, door to Storage cupboard.

**Bedroom 3 7'1" x 6'7" (2.15m x 2.00m)**
UPVC double glazed window to front, radiator.

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

**Bathroom**
UPVC frosted double glazed window to rear, radiator.

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Storage cupboard.

**Outside Front**
Enclosed front garden with paved paths, flower beds with mature planting, driveway leading to garage.

**Outside Rear**
Fully enclosed rear garden laid to paving with raised seating area.

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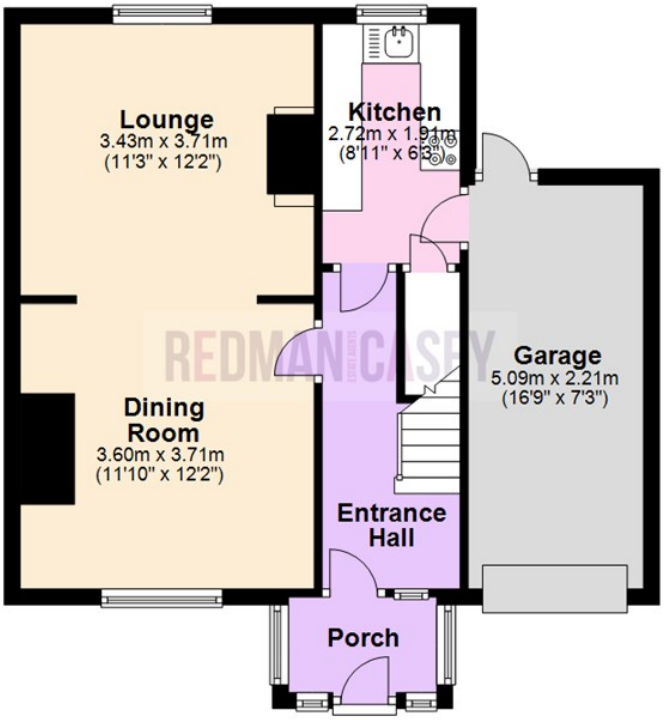
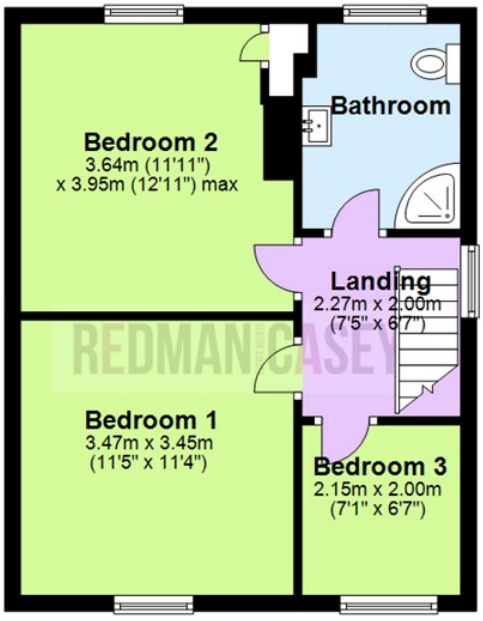
## Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)




## First Floor

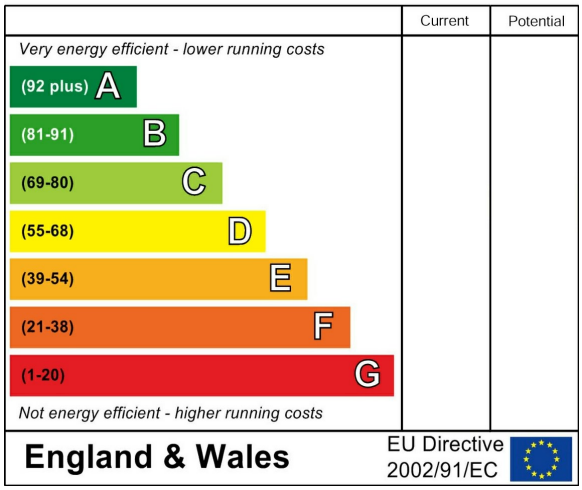
Approx. 40.2 sq. metres (433.0 sq. feet)



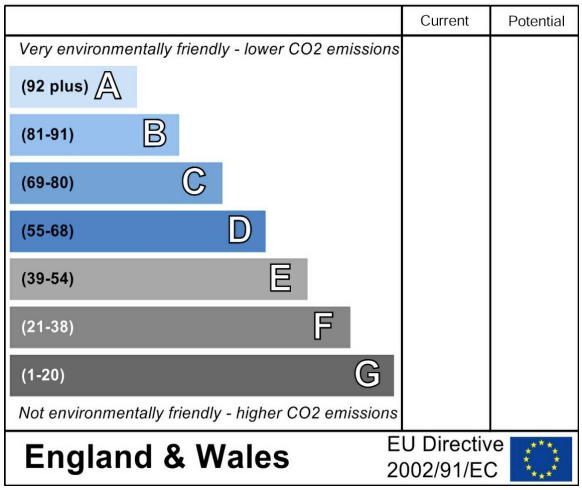

Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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