REDMAN CASEY ESTATE AGENTS

4 Brooklands, Horwich, Bolton, Lancashire, BL6 5RW

Offers Around £310,000

Spacious 4 bedroom detached property in a residential location, Close to local schools, shops and all local amenities including Rivington Country Park. This property benefits from double glazing, gas central heating off road parking, garage, conservatory and gardens to front and rear. This property is offered with no onward chain and vacant possession. Viewing is advised to appreciate all that is on offer.

- 4 Bedroom
- Conservatory
- No Chain
- Garage
- Gardens to Front And Rear
- En- Suite To Master
- Vacant Possession
- Detached
- Off Road Parking

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious four bedroom detached property in a quiet cul-de-sac location. This property is offered for sale with vacant possession and no onward chain. Superb location close to local schools, shops and all local amenities including easy access to Rivington Country Park. The property comprises. Lounge, dining room, conservatory, kitchen, W.C. inner hallway, to the first floor there are four bedrooms three of which are double and an En-suite to the master. There is garage and driveway to the front with a lawn and mature planting. To the outside rear it is fully enclosed with lawns, mature planting and patio seating area. This home also benefits from gas central heating fully double glazed modern kitchen and bathrooms. We highly recommend viewing so as to appreciate all that is on offer.

Lounge 15'9" x 11'1" (4.80m x 3.38m)
UPVC double glazed window to front, coal effect gas fire set in feature surround, double radiator, open plan to:

Kitchen 7'10" x 11'11" (2.39m x 3.63m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, built-in fridge/freezer, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring ceramic hob, extractor hood, uPVC double glazed window to rear, double radiator, door.

Dining Room 11'1" x 8'10" (3.38m x 2.68m)
Radiator, sliding door to:

Conservatory
Three uPVC double glazed windows to side, uPVC double glazed window to rear, electric radiator, uPVC double entrance double door to side, door to:

Inner Hallway
Stairs, door to:

WC
UPVC opaque double glazed window to side, two piece suite comprising, wash hand basin vanity unit with mixer tap and tiled splashback and low-level WC, heated towel rail.

Landing
UPVC double glazed window to side, door to Storage cupboard, door to:

Bedroom 1 10'11" x 12'5" (3.33m x 3.78m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes built-in wardrobe(s) with hanging rails, shelving, overhead storage and drawers, radiator, two double doors, door to:

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En-suite
Three piece suite comprising vanity wash hand basin with storage under, mixer tap, tiled surround and mirror, recessed shower cubicle with glass screen and low-level WC, uPVC opaque double glazed window to side, heated towel rail.

Bedroom 2 9'11" x 10'1" (3.02m x 3.07m)
UPVC double glazed window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, radiator, two double doors, door to:

Bedroom 3 8'5" x 9'10" (2.56m x 3.00m)
UPVC double glazed window to front, radiator, door to:

Bedroom 4 5'11" x 9'10" (1.80m x 3.00m)
UPVC double glazed window to rear, radiator, door to:

Bathroom
With three piece comprising panelled bath, wash hand basin in vanity unit with cupboards under, mixer tap, ceramic tiling to all walls and mirror with shower above and low-level WC, uPVC opaque double glazed window to side, heated towel rail.

Garage
Up and over door.

Outside Front
Lawn to front and driveway leading to garage.

Outside Rear
Enclosed rear garden with lawns, pathway and mature planting patio seating area.

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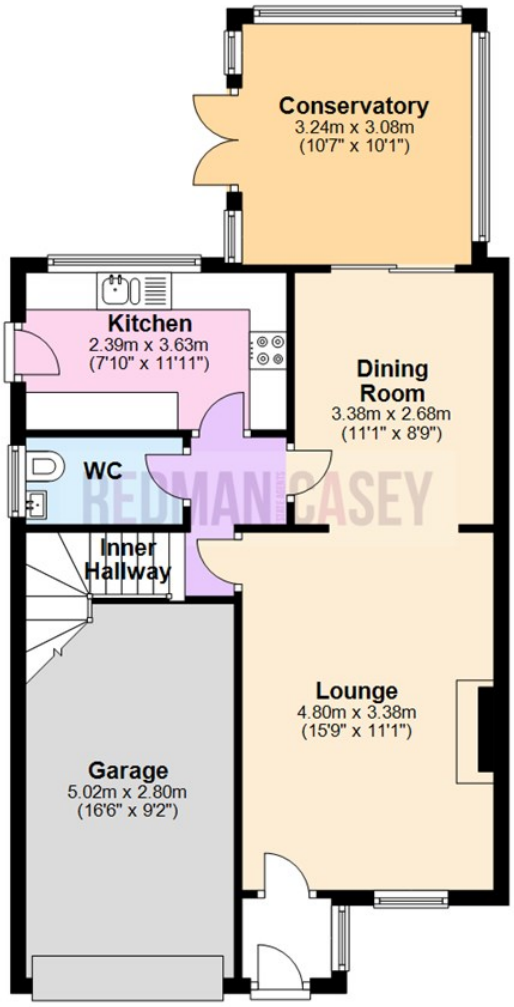
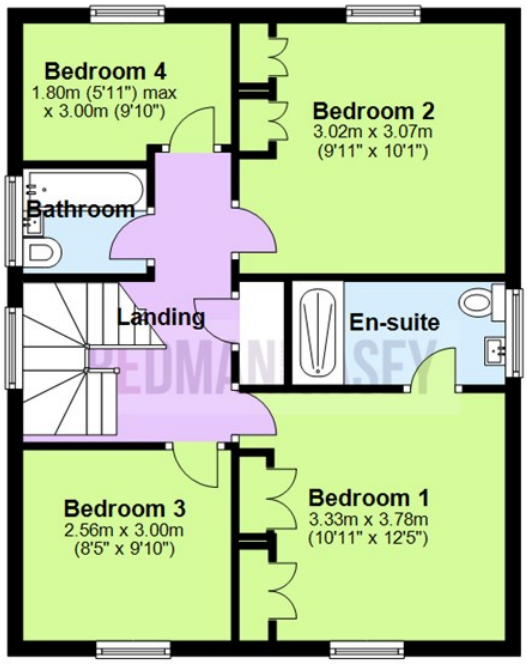
Ground Floor
Approx. 68.4 sq. metres (736.3 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 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		
England & Wales	EU Directive 2002/91/EC	

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