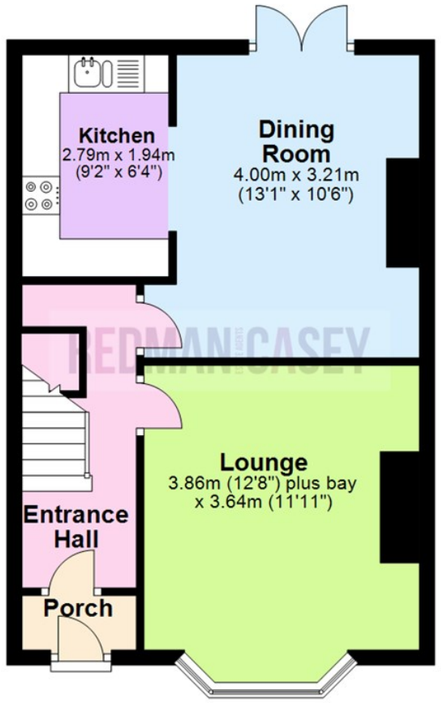
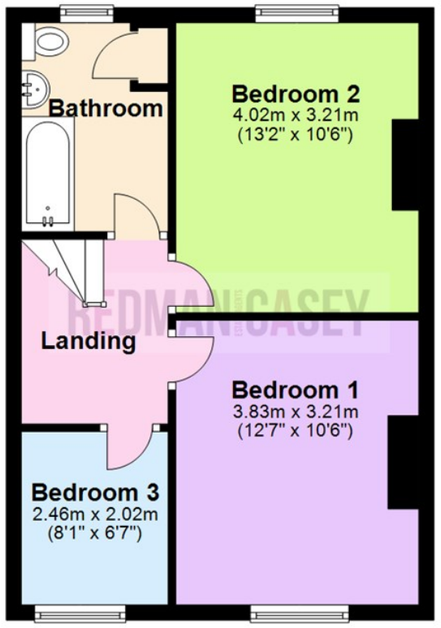
Ground Floor
Approx. 41.6 sq. metres (448.2 sq. feet)



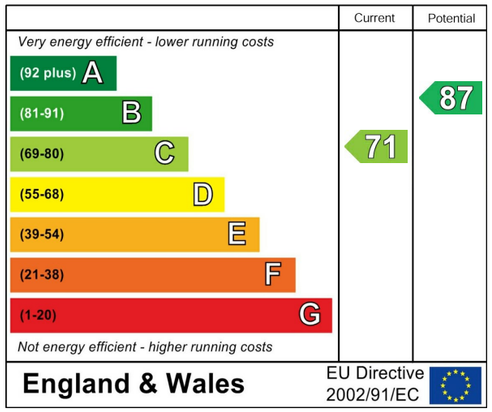
First Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



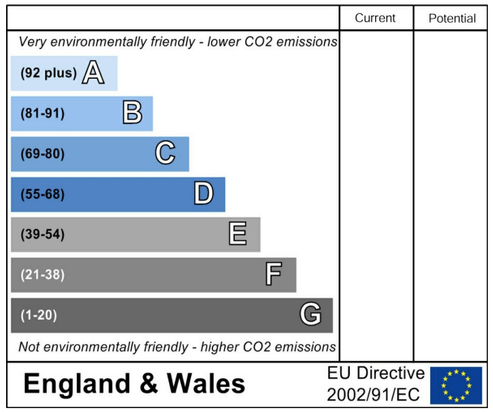
Total area: approx. 81.9 sq. metres (881.2 sq. feet)

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



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 ESTATE AGENTS

29 Penn Street, Horwich, Bolton, Lancashire, BL6 5NR

Having undergone a comprehensive renovation this stunning property is now available to buy. Offering excellent and spacious family accommodation the property must be viewed to appreciate the internal space and condition. With two generous reception rooms, beautiful fitted kitchen, three bedrooms and luxury bathroom, this is a property not to be missed.

Offers In The Region Of £155,000

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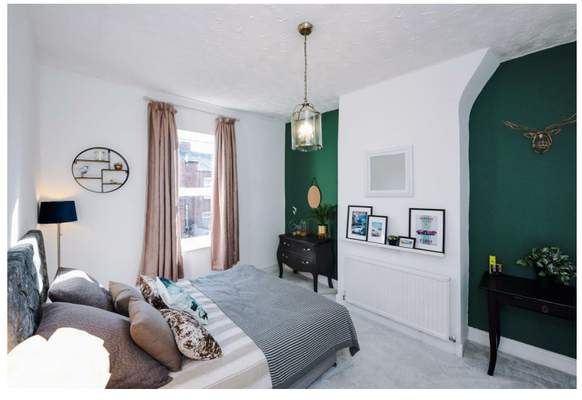

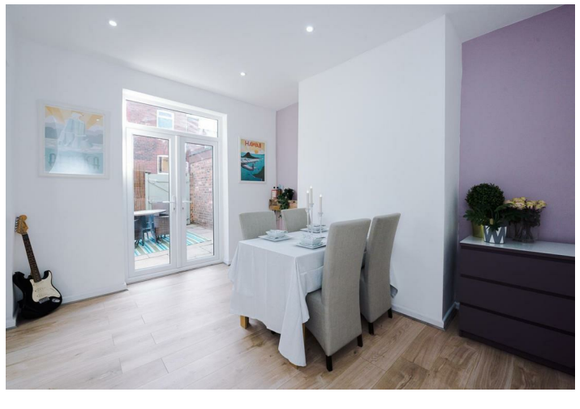

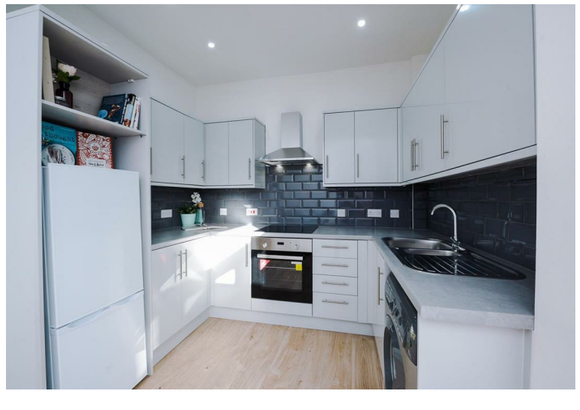

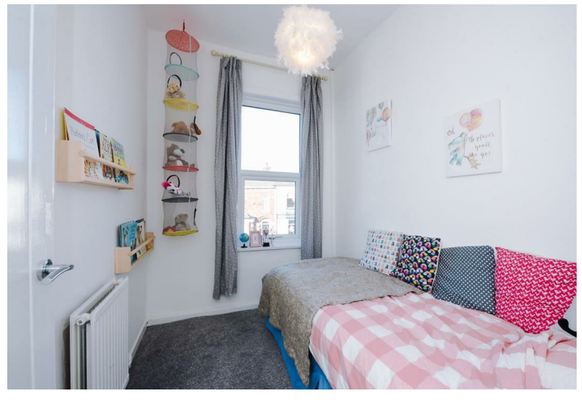

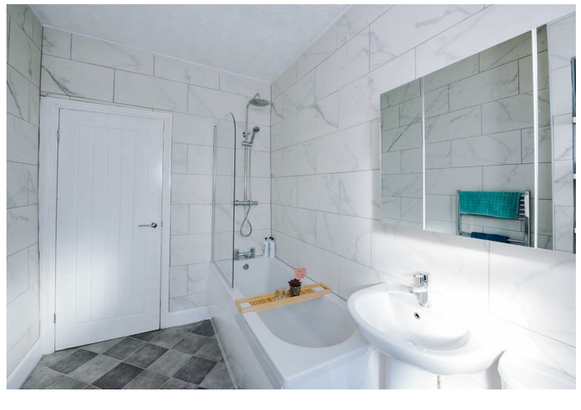

Ideally located for access to all local amenities, shops and sought after local schools for both junior and secondary this comprehensively renovated property property ticks all the boxes . Offering excellent accommodation and superb presentation throughout the property comprises :- Porch, entrance hall, lounge, dining room open plan to modern fitted kitchen with light grey gloss units. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a gravelled garden to the front and enclosed courtyard with large patio to the rear. The property benefits from gas central heating and double glazing and must be viewed to appreciate everything on offer.

Porch
Upvc double glazed entrance door leading to porch with part glazed door to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, feature ceramic tiled flooring, stairs to first floor, door to:

Lounge
12'8" x 11'11" (3.86m x 3.64m)
UPVC double glazed bay window to front, radiator.

Dining Room
13'1" x 10'6" (4.00m x 3.21m)
Radiator, laminate flooring, ceiling with recessed spotlights, open plan to kitchen, uPVC double glazed french doors to garden.

Kitchen
9'2" x 6'4" (2.79m x 1.94m)
Fitted with a matching range of modern light grey base and eye level units with complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, laminate flooring, ceiling with recessed spotlights.

Landing
Door to:

Bedroom 1
12'7" x 10'6" (3.83m x 3.21m)
UPVC double glazed window to front, radiator.

Bedroom 2
13'2" x 10'6" (4.02m x 3.21m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8'1" x 6'8" (2.46m x 2.02m)
UPVC double glazed window to front, radiator.

Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water.

Outside
Front garden, enclosed by dwarf brick wall to front with gravelled area and paved pathway leading to front entrance door.
Rear garden, paved sun patio, enclosed by brick wall to rear and sides, storage shed, rear gated access.