REDMAN CASEY ESTATE AGENTS

127 Hill Cot Road, Sharples, Bolton, BL1 8RW

Offers In The Region Of £210,000

Superbly presented 3 bedroom quasi semi detached property having been extended to the rear this makes a fantastic family home. Spacious lounge diner modern fitted kitchen 3 bedroom all with built in wardrobes and shower room fitted with a modern white suite. Double width driveway parking to the front and easy maintained rear garden with multiple patios and gravelled area. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Family Home
- Spacious Lounge Diner
- Shower Room
- EPC Rating C
- Extended to the Rear
- Modern Fitted Kitchen
- Off Road Parking for 2 Cars
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in this highly sought after location ideally positioned for access to local shops and amenities along with sought after schools for both primary and secondary education. The property offers excellent accommodation which comprises : Porch, entrance hall, lounge diner, fitted kitchen with built in and integrated appliances. To the first floor there are three bedrooms all with built in wardrobes and a shower room fitted with a modern three piece suite. outside there is a private rear garden with patios and gravelled areas and to the front is a double width paved driveway with off road parking for 2 cars. Viewing is essential to appreciate all that is on offer.

Porch
UPVC frosted double glazed window to front, built-in storage cupboard with gas and electricity meters, uPVC double glazed entrance door, door to:

Entrance Hall
Radiator, tiled flooring, stairs, door to:

Lounge/Diner 22'5" x 14'5" (6.82m x 4.39m)
UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, two double radiators, laminate flooring, coving to ceiling, door to:

Kitchen 9'6" x 9'8" (2.89m x 2.94m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and complementary worktops, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge, freezer, slimline dishwasher and washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, part glazed door to garden.

Landing
Built-in storage cupboard with shelving, access to loft, door to:

Bedroom 1 12'2" x 8'11" (3.71m x 2.72m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, fitted matching bedside cabinets and drawers, radiator.

Bedroom 2 9'11" x 7'9" (3.01m x 2.37m)
UPVC double glazed window to rear, built-in double wardrobe(s), fitted matching drawers, radiator, laminate flooring, door to:

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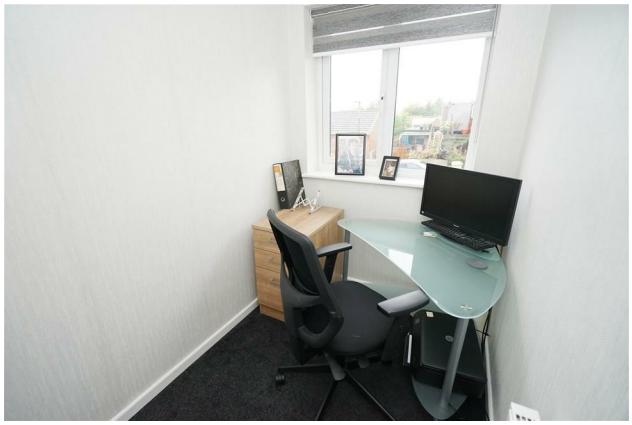
Bedroom 3 8'11" x 5'1" (2.72m x 1.55m)
UPVC double glazed window to front, built-in over-stairs double wardrobe(s), radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, vinyl flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Front, enclosed by dwarf stone wall and timber fencing to sides, double width paved driveway with for two cars.
Rear garden, enclosed by stone wall and timber fencing rear and sides, large paved sun patio with gravelled area and mature flower and shrub borders, side gated access.



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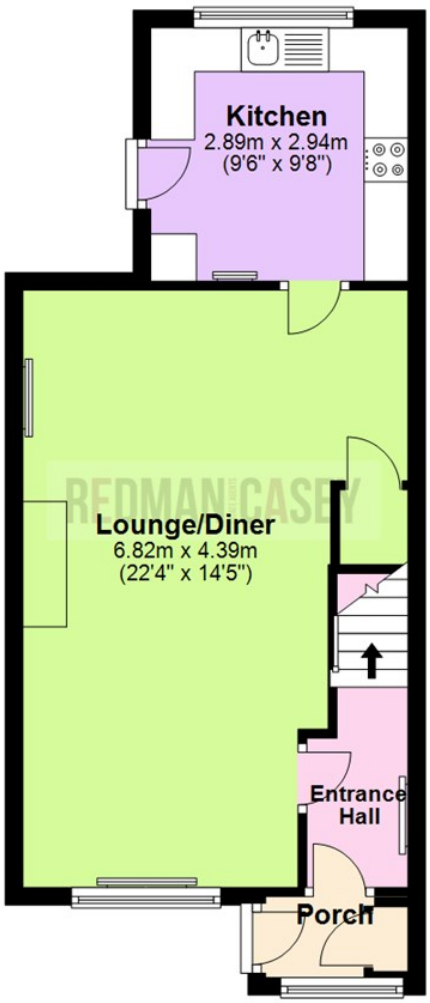
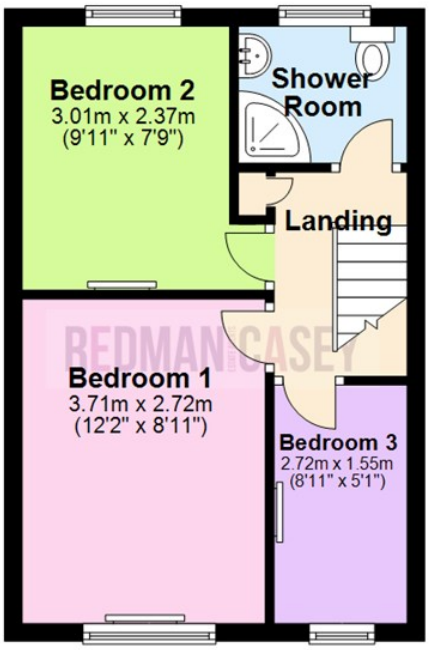
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

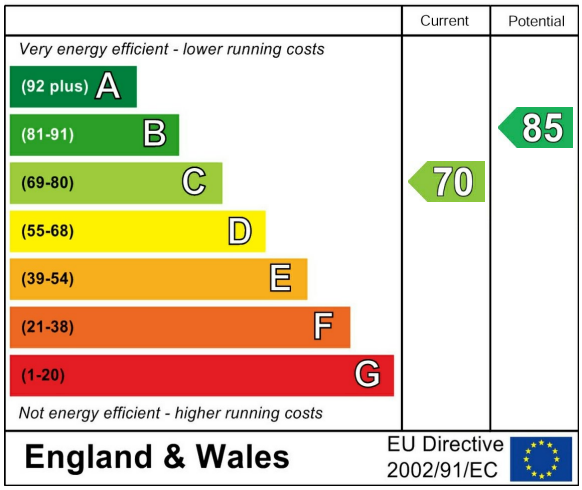
Approx. 29.8 sq. metres (321.1 sq. feet)



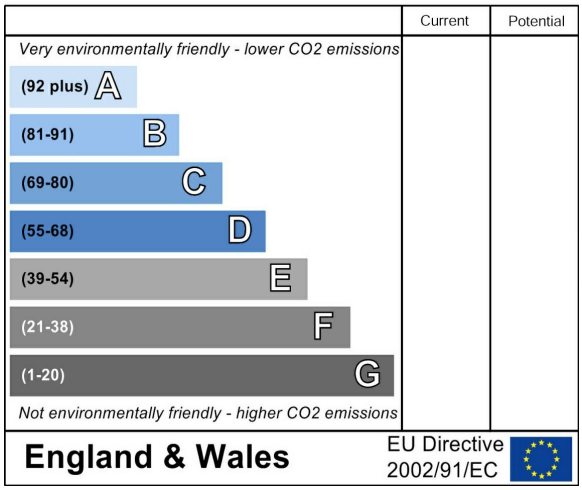
Total area: approx. 70.1 sq. metres (754.8 sq. feet)

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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