REDMAN CASEY ESTATE AGENTS

## 23 Vale Avenue, Horwich, Bolton, Lancashire, BL6 5RF

## Offers In The Region Of £155,000

Three bedrooms semi detached property in a great residential location. This property requires some modernisation but offers gardens to front and rear, two reception room and a utility, potential for off road parking gas central heating, fully double glazed and large conservatory. Close to local shops, schools and all local amenities.
Viewing advised.

- 3 Bedroom
- Gardens
- Consevatory
- Double Glazed
- Two Reception Rooms
- Potential For Off Road Parking
- Gas Central Heating
- Utility Room

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom semi detached property, situated in a great residential location close to local schools, shops and all amenities. The property comprises :- Entrance hall, lounge, dining area, kitchen, utility, conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to front and rear with patio seating area and potential for off road parking. The property also benefits from double glazing, gas central heating,
In need of some decorative work but offers spacious living in a good l9ocation viewing is advisable.

**Hallway**
Door to:

**Lounge 12'4" x 17'11" (3.75m x 5.47m)**
UPVC double glazed window to front, double radiator, stairs, door to:

**Dining Room 10'11" x 9'10" (3.33m x 2.99m)**
Double radiator, double door to Conservatory, open plan to:

**Kitchen 10'11" x 7'10" (3.33m x 2.39m)**
Fitted with a base and eye level units with worktop space over, stainless steel sink unit, uPVC double glazed window to side, open plan to:

**Utility Area 8'3" x 5'7" (2.52m x 1.70m)**
UPVC double glazed window to rear, small uPVC double glazed window to side, double radiator.

**Conservatory**
Three uPVC double glazed windows to side, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to side.

**Bathroom**
Three piece suite comprising deep panelled bath with shower over and folding glass screen, wash hand basin and low-level WC, uPVC frosted double glazed window to front, heated towel rail, door to:

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

**Bedroom 1 12'3" x 11'11" (3.73m x 3.63m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 10'10" x 9'3" (3.29m x 2.81m)**
UPVC double glazed window to rear, double radiator.

**Bedroom 3 7'7" x 8'5" (2.30m x 2.56m)**
UPVC double glazed window to rear, double radiator.

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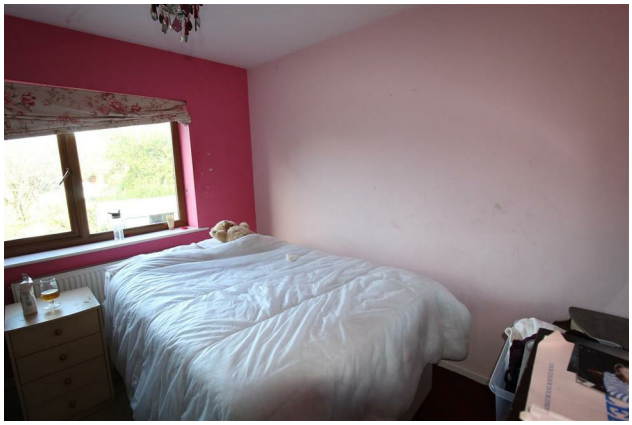
**Outside Front**
Enclosed front garden with off road parking entry via double wooden gates, and single pedestrian gate. paved parking area and front garden with mature planting.

**Rear Garden**
Enclosed rear garden with lawn and mature flower beds with shrubs. Paved patio seating area.



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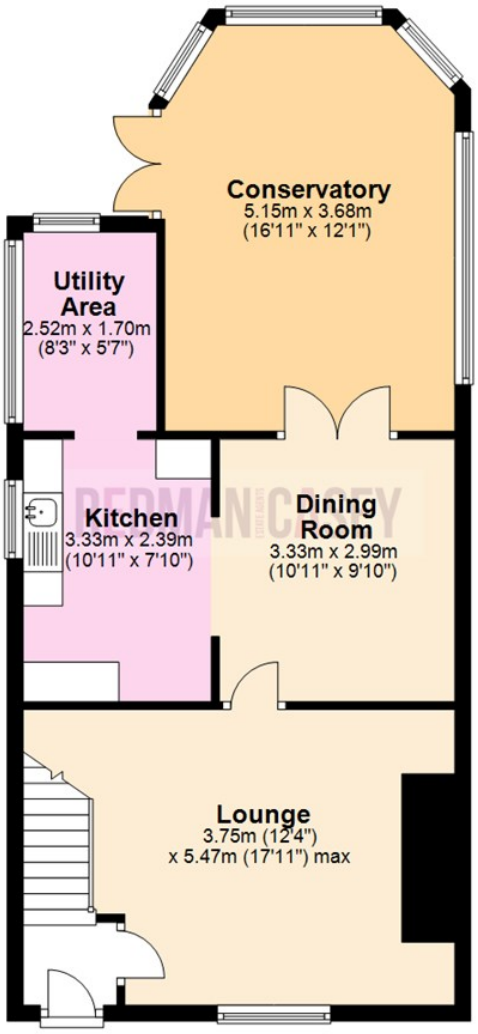
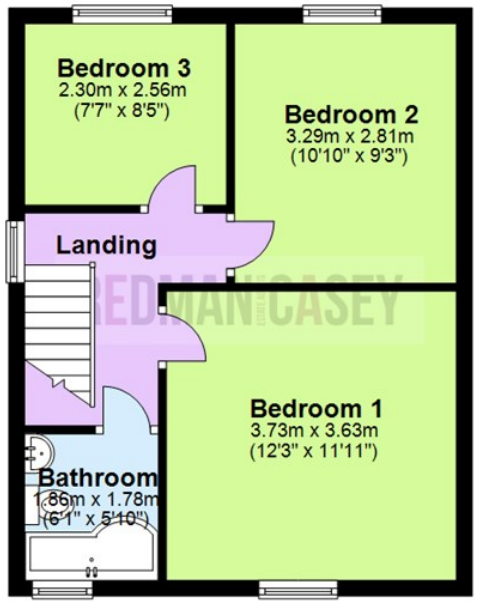
## Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)




## First Floor

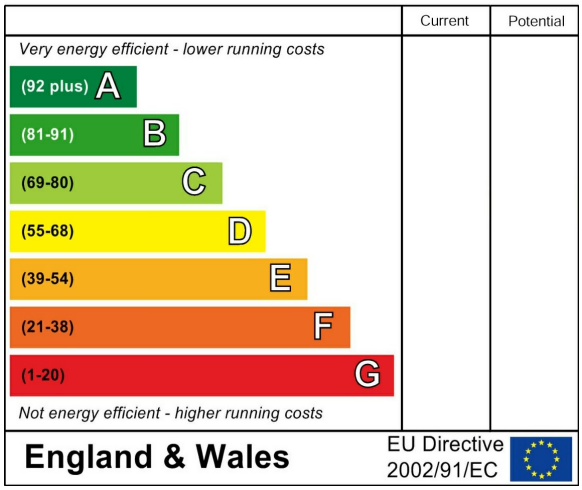
Approx. 36.7 sq. metres (395.4 sq. feet)



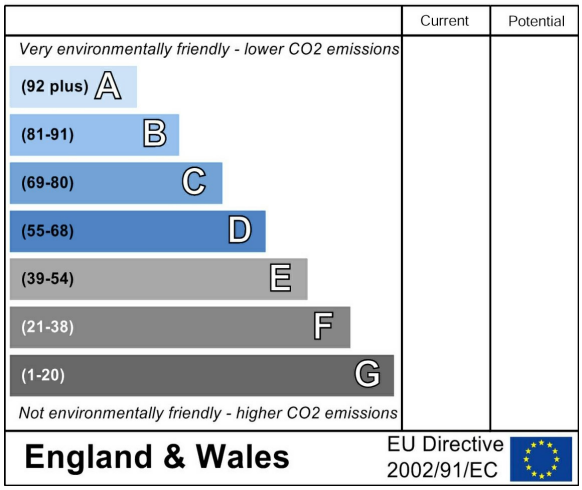

Total area: approx. 99.3 sq. metres (1069.0 sq. feet)

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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