REDMAN CASEY ESTATE AGENTS

# 6 Medway Drive, Horwich, Bolton, Lancashire, BL6 6BZ

## Offers Around £485,000

Extended three/ four bedroom detached property in a very popular residential location. This family home has been fully modernised and offers the opportunity of multi generational living. Close to local schools, shops, local amenities and close to Rivington Country Park offering country walks and bike trails. Off road parking and garage with gardens to front and rear, modern kitchen and bathrooms with ample storage this property is highly recommended to view to appreciate all that is on offer and the location.

- Three/ Four Bedroom
- Flexible Accomodation
- Gardens Front And Rear
- Dressing Room and En Suite To Master
- Council Tax Band D
- Extended Detached
- Off Road Parking
- Wood Burning Fire
- Garage
- EPC D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Fully modernised to a high standard this three / four bedroom detached property is situated in a very popular residential location, situated close to local schools, shops, local amenities road and rail links and has the added benefit of being close to Rivington Country Park offering country walks and cycle track for the more adventurous The property comprises:- Entrance porch, WC, entrance hall, lounge, kitchen diner / family lounge, utility, workspace/ fourth bedroom. Garage storage and garage, To the first floor there are three double bedroom and a family bathroom the mater suit having a dressing room and en suit bathroom with Juliet balcony, home office room. This property is fully double glazed with gas central heating and modern wood burning fire. This is a property that must be viewed to appreciate the condition, location and all that is on offer.

**Porch**
Built-in cupboard, sliding door, door to:

**WC**
UPVC frosted double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

**Entrance Hall**
Double radiator, stairs, door to Storage cupboard.

**Lounge 16'6" x 11'1" (5.04m x 3.38m)**
Bow window to front, log effect gas fire set in feature stone surround, double radiator, sliding door to:

**Kitchen/Diner/Family Lounge 21'0" x 21'0" (6.41m x 6.40m)**
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and ceramic round edged worktops, 1+1/2 bowl composite sink with single drainer, stainless steel mixer tap and ceramic tiled splashbacks, built-in fridge/freezer, electric range with extractor hood over, threevelux skylight, fire with cast- wood burner with glass door in chimney, two double radiators, uPVC double glazed entrance patio door to rear, uPVC double glazed entrance double door to side, door to:

**Utility Room 11'7" x 8'8" (3.52m x 2.63m)**
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for tumble dryer, radiator, door to:

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**Bedroom 4 Currently Used As Workspace 15'10" x 9'6" (4.83m x 2.90m)**
UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, uPVC double glazed stable door to side, door to:

**Garage**
Metal roller door.

**Garage 13'9" x 8'8" (4.20m x 2.63m)**
Metal roller door.

**Master Bedroom 13'4" x 19'1" (4.06m x 5.82m)**
UPVC double glazed window to rear, uPVC double glazed window to side, Storage cupboard, range of wardrobes fitted with part mirrored, hanging rail, shelving and overhead storage, two radiators, uPVC double glazed double door to rear, two double doors, door to:

**Dressing Room 6'0" x 6'11" (1.83m x 2.11m)**

**En-suite**
Three piece suite comprising wash hand basin with base cupboard, storage under, drawers, mixer tap, ceramic and tiling to all walls, mirror, shaver point and shaver light and double shower enclosure with glass screen, heated towel rail, ceramic flooring.

**Bedroom 2 10'1" x 11'1" (3.07m x 3.38m)**
UPVC double glazed window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with full-length mirrored door, hanging rail, shelving and overhead storage, radiator, two sliding doors, door to:

**Bedroom 3 10'1" x 9'6" (3.07m x 2.90m)**
UPVC double glazed window to rear, radiator, sliding door to:

**Bathroom**
Three piece suite comprising deep panelled bath, wash hand basin with storage under, mixer tap, ceramic tiling to all walls, mirror and shaver point and light and close coupled WC, two uPVC frosted double glazed windows to front, heated towel rail, ceramic tiled flooring.

**Office 6'0" x 7'1" (1.83m x 2.16m)**
UPVC double glazed window to front, radiator.

**Outside Front**
Driveway leading to garage and entrance door mature planting with lawn.

**Outside Rear**
Enclosed rear garden paved patio seating area wood store Views over Rivington Pike.

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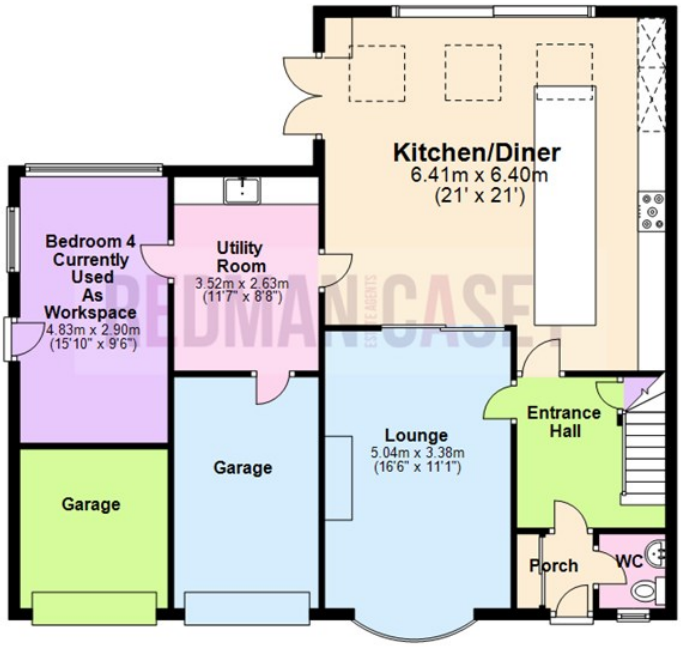
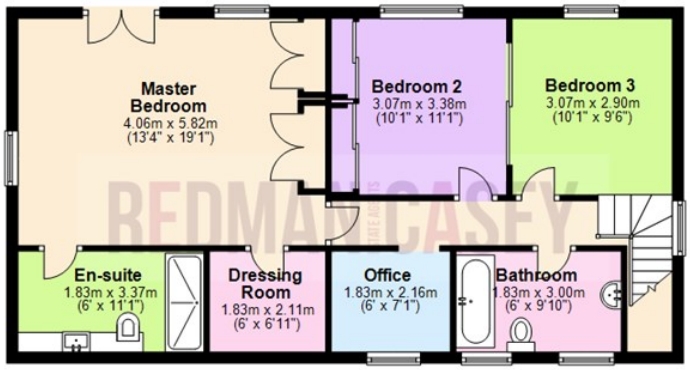
## Ground Floor

Approx. 113.7 sq. metres (1223.4 sq. feet)




## First Floor

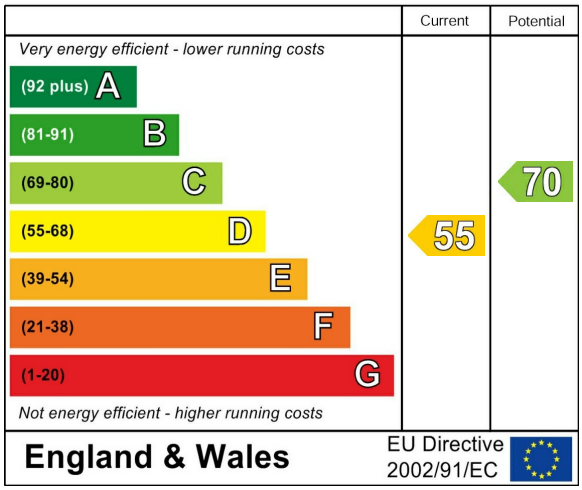
Approx. 72.2 sq. metres (777.3 sq. feet)



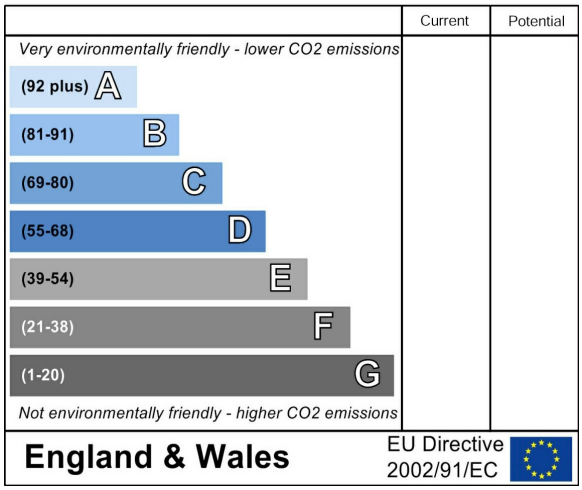

Total area: approx. 185.9 sq. metres (2000.7 sq. feet)

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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