REDMAN CASEY ESTATE AGENTS

15 Old Lords Crescent, Horwich, Bolton, Lancashire, BL6 7LN

Offers In The Region Of £200,000

Deceptively spacious 4 bedroom semi detached property set on a generous plot with parking to the front for 2 cars and excellent sized rear garden, two reception rooms. kitchen utility room and conservatory, three double bedrooms to first floor and bathroom further bedroom to second floor. In need of cosmetic updating but offering superb accommodation.

- 4 Double Bedrooms
- Conservatory
- Gas Central Heated
- Viewing Essential
- 2 Reception Rooms
- Large Rear Gardens
- Double Glazed
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Ideally located for access to local amenities, schools and Rivington country park this extended semi detached property offers excellent accommodation for a growing family. The property comprises :- Entrance hall, store cupboard, lounge, dining room, conservatory, fitted kitchen side porch and utility area. To the first floor there are three double bedrooms and bathroom with separate wc. to the second floor is a further double bedroom. Outside to the front there is a block paved driveway with parking for 2 cars and to the rear an extensive garden with large paved patio and timber decking, garden shed and flower and shrub borders, The property does require some cosmetic updating but offers excellent accommodation that benefits from gas central heating and double glazing. Viewing essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 12'0" x 9'11" (3.66m x 3.03m)
UPVC double glazed window to front, radiator, coving to ceiling.

Dining Room 12'0" x 14'0" (3.66m x 4.27m)
Coal effect gas fire with ornate surround, uPVC double glazed french double door to Conservatory, folding door to lounge:

Conservatory 9'8" x 20'5" (2.95m x 6.22m)
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to rear, three windows to side, double radiator, uPVC double glazed french doors to garden.

Kitchen 12'0" x 8'0" (3.66m x 2.44m)
Fitted with a matching range of base and eye level cupboards with underlighting and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, door to:

Side Porch
UPVC double glazed side door, door to:

Utility 5'0" x 5'2" (1.52m x 1.57m)
Space for tumble dryer, uPVC frosted double glazed window to side.

Landing
UPVC double glazed window to front, radiator, stairs, door to:

WC
UPVC frosted double glazed window to front, fitted with low-level WC.

Bedroom 1 12'0" x 13'3" (3.66m x 4.03m)
UPVC double glazed window to rear, fitted bedroom suite range of wardrobes comprising three built-in double wardrobes, radiator.

Bedroom 2 12'0" x 8'10" (3.66m x 2.68m)
UPVC double glazed window to rear.

Bedroom 3 9'3" x 9'11" (2.83m x 3.01m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with two piece white suite comprising deep panelled bath and inset wash hand basin in vanity unit with cupboards under, drawers, mixer tap, mirror and shaver point and light, uPVC frosted double glazed window to side, double radiator.

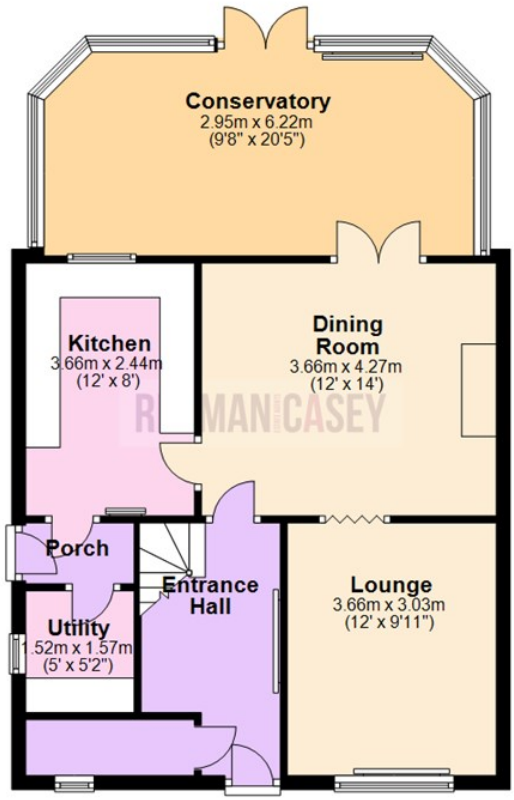
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Bedroom 4 15'0" x 15'11" (4.57m x 4.85m)
Double glazed velux skylight fire escape window to front, double glazed velux skylight to rear, vaulted ceiling with exposed beams, Room size shows maximum floor size ceiling slopes front to back with limited headroom to the sides.

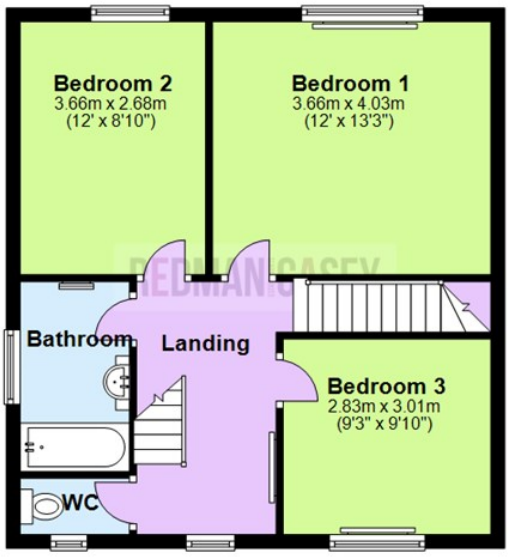
Outside
Front, enclosed by dwarf brick wall to front and sides, extensive block paved driveway to the front with car parking space for two cars.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio timber, decking and area with mature flower and shrub borders.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

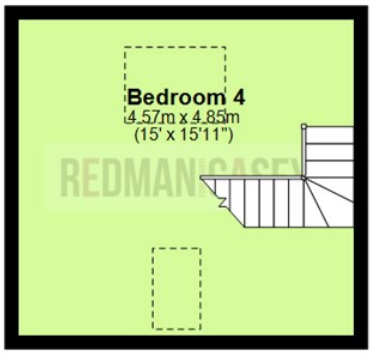
Ground Floor
Approx. 68.7 sq. metres (739.3 sq. feet)



First Floor
Approx. 50.5 sq. metres (544.1 sq. feet)



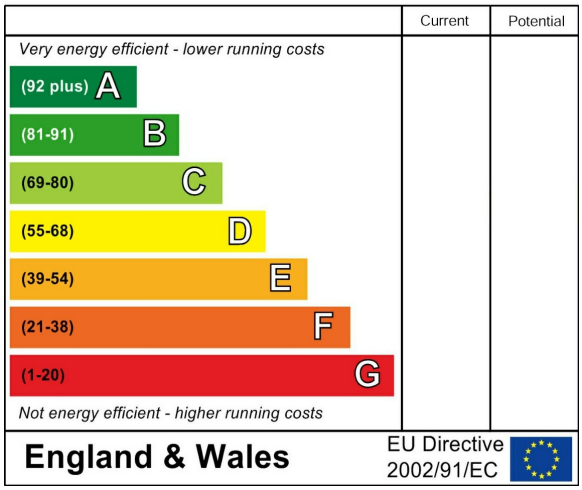
Second Floor
Approx. 22.2 sq. metres (238.5 sq. feet)



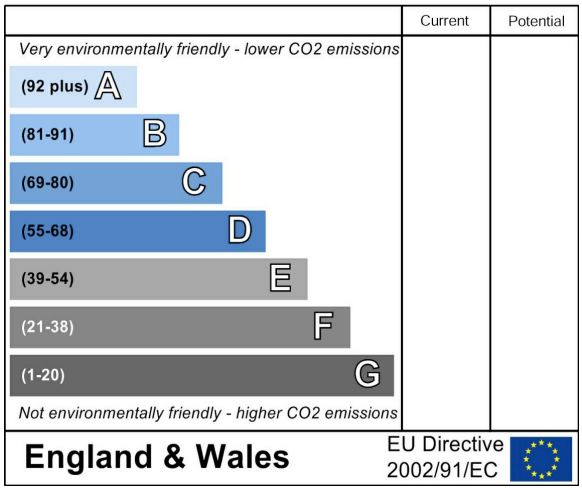
Total area: approx. 141.4 sq. metres (1521.8 sq. feet)

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



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk