REDMAN CASEY ESTATE AGENTS

35 Hope Street North, Horwich, Bolton, BL6 7LL

Offers Around £175,000

Three bedroom semi detached in a superb location with views of Rivington Pike. This residential location is close to local shops, schools and all local amenities including Rivington Country Park.
This spacious property benefits from off road parking, gardens front and rear, utility room, double glazing and central heating. Viewing is highly recommended to appreciate all that is on offer, the location and outside space.

- Semi Detached
- Off Road Parking
- Gas Central Heating
- EPC D
- Freehold
- Gardens Front And Rear
- Three Bedroom
- Double Glazing
- Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property in a superb location with views over Rivington Pike and gardens to front and rear. The property comprises-: Hallway, lounge, kitchen diner, utility. To the first floor there are three bedrooms and a family bathroom. Outside there is a driveway and front garden and to the rear there is a large enclosed garden with patio seating area and summer house. Situated in a residential location close to local schools, shops, amenities and Rivington Country Park. Double glazing, gas central heating, patio seating area summer house and garden shed. Viewings are highly recommended to appreciate all this property has to offer.

Hallway
UPVC frosted double glazed window to side, radiator, stairs, door to:

Lounge 12'0" x 16'2" (3.67m x 4.92m)
UPVC double glazed window to front, wall mounted gas fire, double radiator, door to:

Kitchen/Diner 9'2" x 12'10" (2.79m x 3.92m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer, electric fan assisted oven, gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, door to Storage cupboard, hardwood double glazed window to side.

Utility Room 5'8" x 6'0" (1.73m x 1.82m)
Plumbing for automatic washing machine, hardwood double glazed window to side, uPVC double glazed frosted entrance door to rear.

Landing
Hardwood double glazed window to side, door to:

Bedroom 1 12'0" x 12'0" (3.67m x 3.65m)
UPVC double glazed window to front, threeStorage cupboard, radiator, two double doors, door to:

Bedroom 2 9'2" x 12'0" (2.79m x 3.65m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'9" x 7'2" (2.97m x 2.18m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and folding glass screen and low-level WC, tiled surround, hardwood frosted double glazed window to rear, radiator.

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Outside Front
Driveway enclosed garden area with mature flower beds. Path leading to rear of property.

Outside Rear
Large enclosed garden area with mature flower beds lawn, patio seating area, summer house and garden shed.

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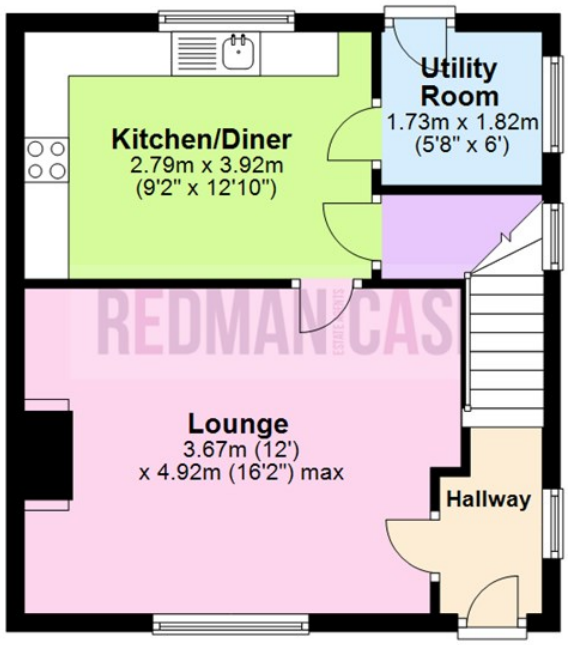
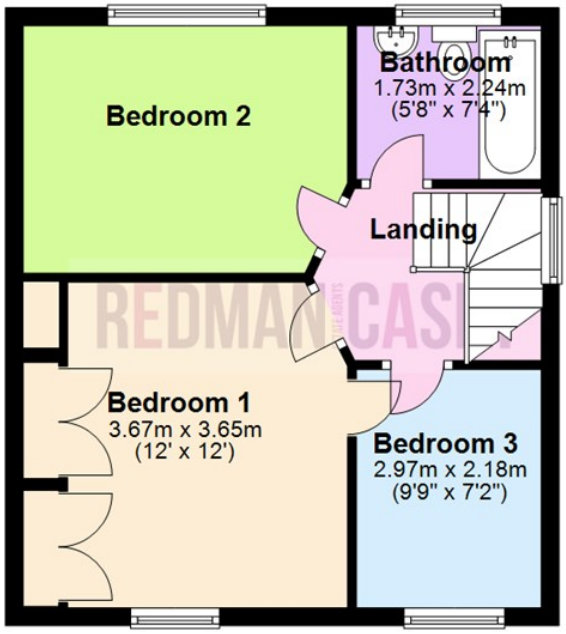
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



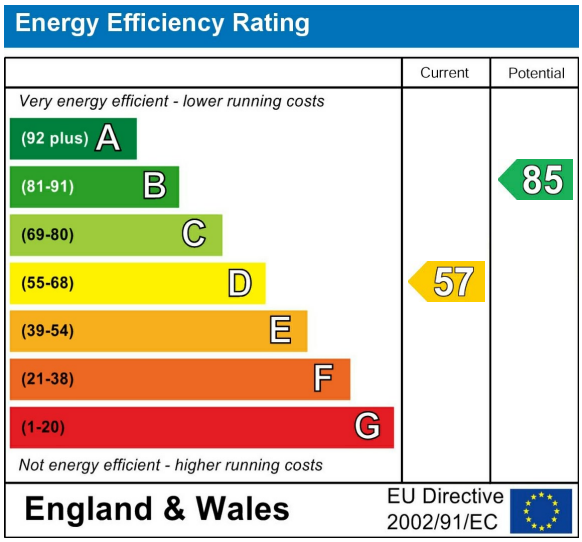
First Floor

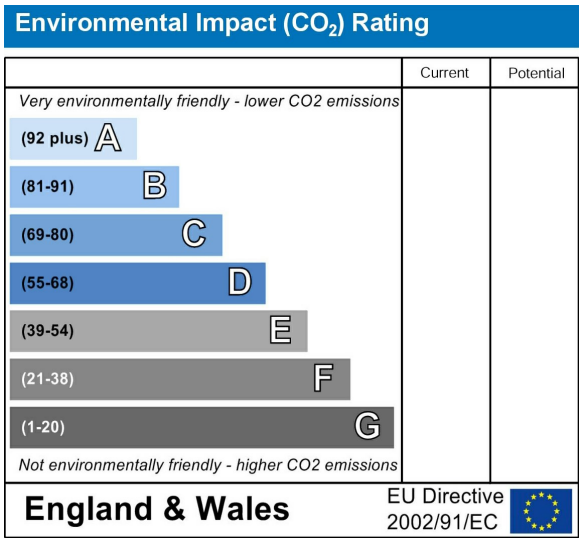
Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 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.





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