REDMAN CASEY ESTATE AGENTS

8 Pioneer Street, Horwich, Bolton, Lancashire, BL6 7DP

Offers In The Region Of £195,000

Fully modernised 3 bedroom mid terraced property. Offering excellent accommodation for a first time buyer or growing family. The property has undergone a comprehensive overhaul with new kitchen and bathroom, reconfigured to make three bedrooms and has been fully decorated and floored throughout, Sold with no chain and vacant possession make this a property not to be missed

- Renovated 3 Bed Terrace
- Modern Bathroom
- No Chain
- EPC Rating TBC
- Superb Kitchen
- Fully Decorated and Floored Throughout
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops, schools and Rivington countryside this spacious three bedroom mid terraced property is one not to be missed. Having undergone a comprehensive renovation and remodelling the property comprises - Porch, hallway lounge with feature fire surround
fitted kitchen with a range of dark blue/ indigo with built in appliances, utility area and cloakroom wc. To the first floor there are three bedrooms and bathroom fitted with a modern 3 piece white suite, Outside there is a small garden to the front and enclosed courtyard to the rear. The property is sold with no chain and vacant possession and viewing is highly recommended.

Porch
UPVC double glazed entrance door, open plan, door to:

Hallway
Double radiator, oak flooring, stairs to first floor landing, door to:

Lounge 12'0" x 11'10" (3.65m x 3.61m)
UPVC double glazed window to front, fireplace with feature marble surround, double radiator, coving to ceiling.

Kitchen/Diner 14'0" x 12'2" (4.26m x 3.72m)
Fitted with a matching range of dark blue base and eye level units with drawers and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring induction hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, oak flooring, door to:

Hallway
Built-in under-stairs storage cupboard with fuse box and electricity meter, open plan, door to:

Utility Area 4'2" x 7'7" (1.28m x 2.32m)
Plumbing for washing machine, radiator, oak flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, half height ceramic tiling to three walls, oak flooring.

Landing
Built-in storage cupboard, door to:

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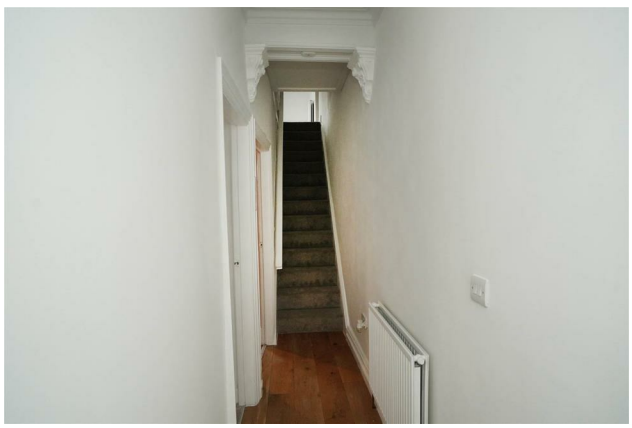
Bedroom 1 12'1" x 15'1" (3.69m x 4.60m)
UPVC double glazed window to front, double radiator.

Bedroom 2 8'9" x 9'6" (2.67m x 2.89m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 7'6" x 7'10" (2.29m x 2.39m)
UPVC frosted double glazed window to rear, double radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with rainfall shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted heated mirror with lighting, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Front, enclosed by dwarf wall to front, paved pathway leading to front entrance door, paved hard standing.
Rear, enclosed by brick wall to rear and sides, paved sun patio, rear gated access.



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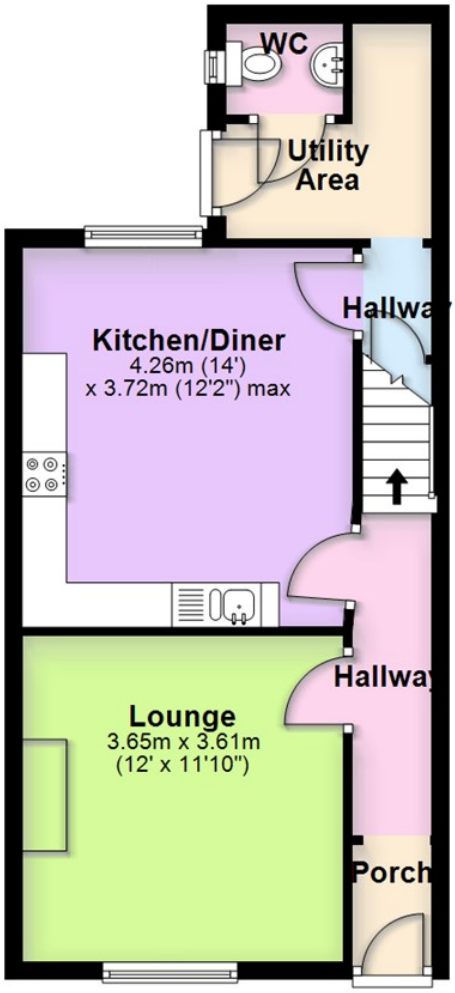
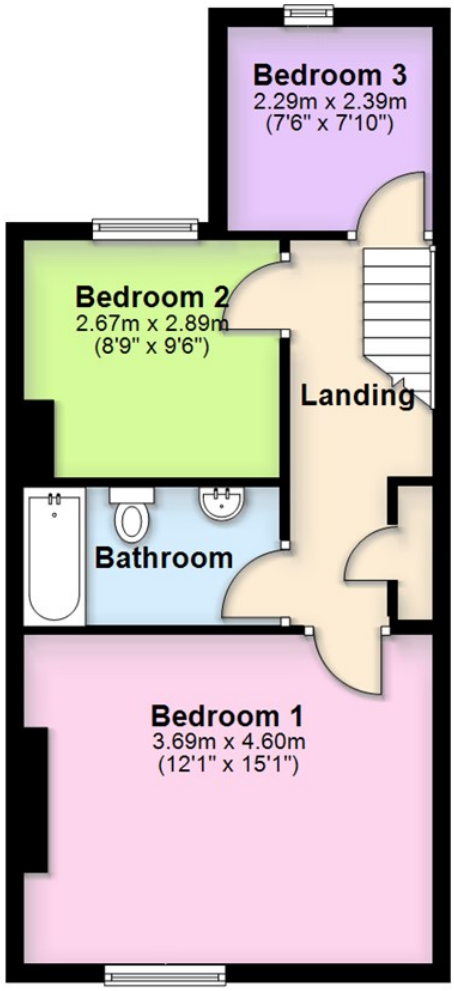
Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



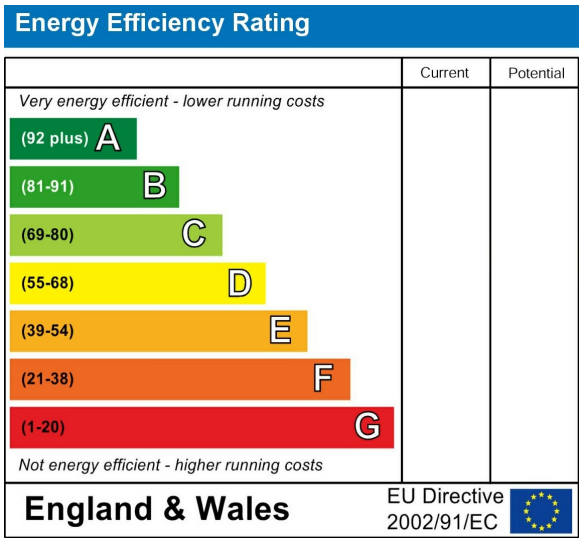
First Floor

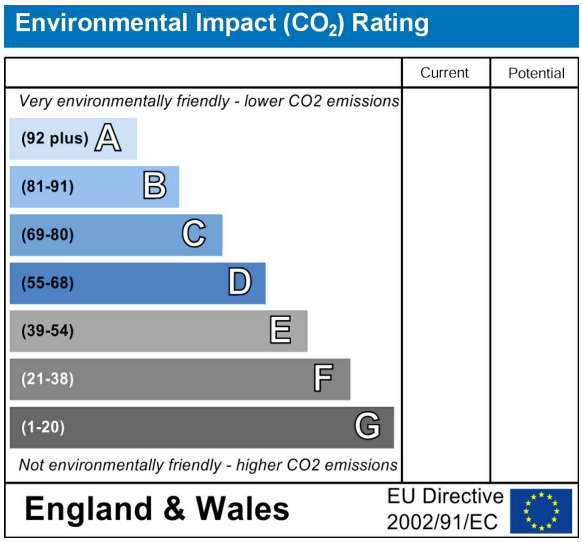
Approx. 43.0 sq. metres (463.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 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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