REDMAN CASEY ESTATE AGENTS

18 Siemens Street, Horwich, Bolton, Lancashire, BL6 5PR

Offers In The Region Of £135,000

Superbly presented three bedroom mid terraced property. Ideally located for access to local amenities, shops and schools. The property offers excellent accommodation with spacious lounge and dining kitchen three bedrooms and bathroom fitted with a three piece suite. Garden to the front and courtyard to the rear, viewing is essential to appreciate all that is on offer.

- 3 Bedroom Mid Terrace
- Fitted Dining Kitchen
- Viewing Highly Recommended
- Spacious Lounge
- Excellent Condition Throughout
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of local shops, schools and transport links, this three bedroom mid terraced property offers excellent accommodation throughout which comprises :- Hall, lounge with living flame gas fire, fitted dining kitchen with built in appliances and cream base and wall units. To the first floor there are three bedrooms and bathroom fitted with a three piece white suite. Outside there is a small front garden and to the rear is a paved and gravelled courtyard with brick built shed which gets afternoon sun. Viewing is essential to see the size and condition of the property.

Hall
Radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 14'3" x 11'6" (4.34m x 3.51m)
UPVC double glazed window to front, coal effect gas fire with timber surround and tiled inset and hearth, double radiator, door to:

Kitchen/Diner 10'2" x 14'6" (3.09m x 4.43m)
Fitted with a matching range of modern white base and eye level units with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap with acrylic splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door.

Landing
Door to:

Bedroom 1 11'6" x 11'7" (3.51m x 3.53m)
UPVC double glazed window to front, double radiator.

Bedroom 2 10'0" x 6'11" (3.04m x 2.12m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'3" x 7'3" (1.91m x 2.21m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan.

Outside
Front garden, paved hard standing, dwarf brick wall to front and sides with shrub borders.

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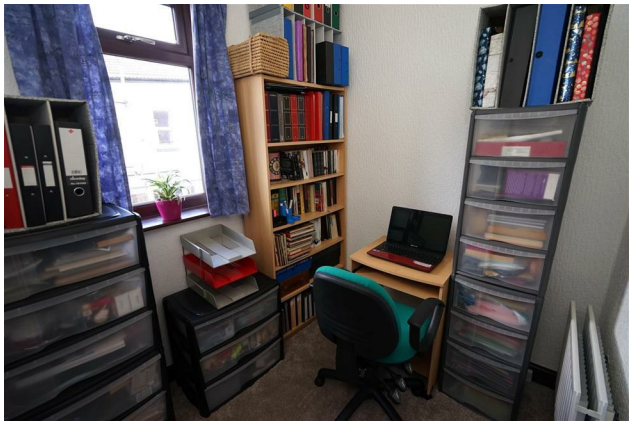
Rear, enclosed by brick wall to rear and sides, gravelled paved sun patio, brick-built storage shed, rear gated access, security lighting.



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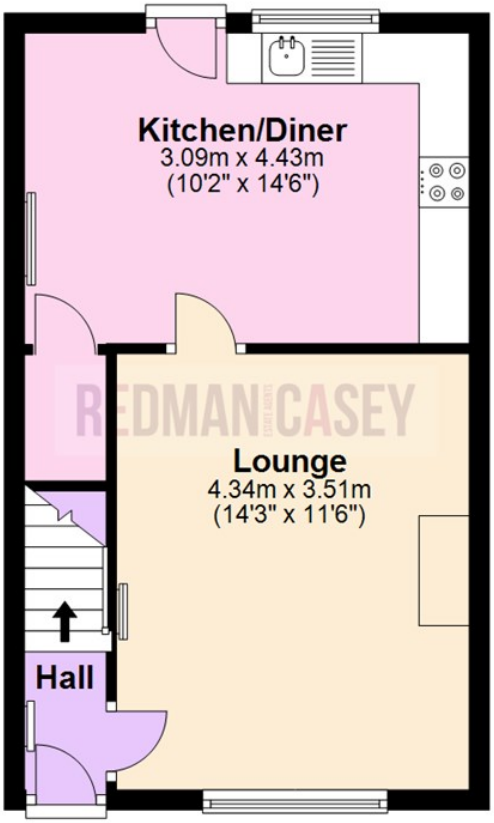
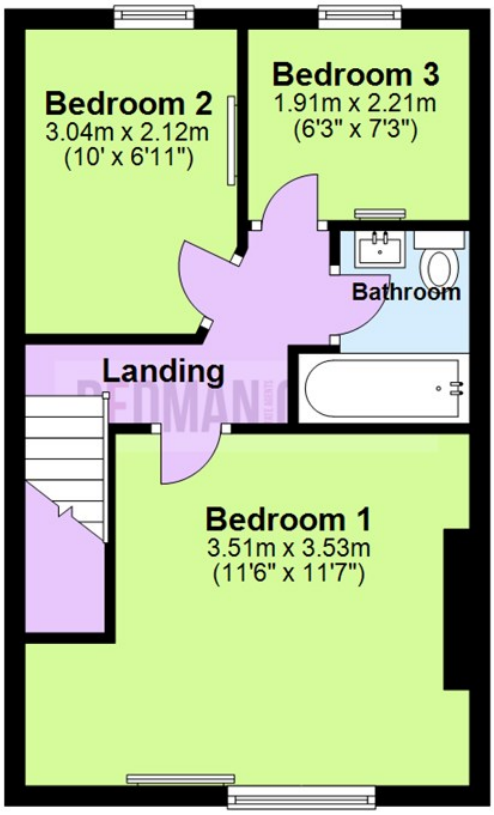
Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



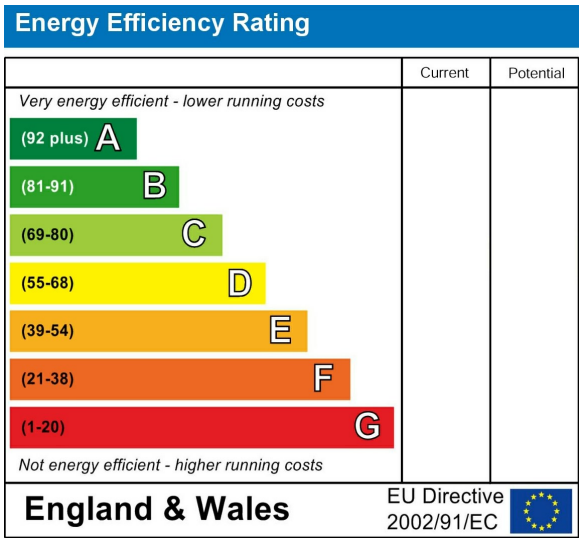
First Floor

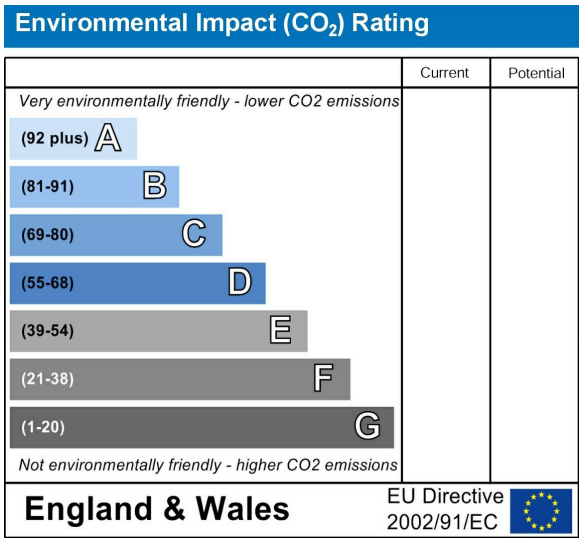
Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 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.





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