REDMAN CASEY ESTATE AGENTS

## 142 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5QW

## Offers In The Region Of £165,000

Superbly presented and renovated mid terraced property offering excellent family accommodation with two generous reception rooms three bedrooms and modern fitted kitchen and bathroom. Ideally located for access to local amenities, shops , schools and transport links make this a property not to be missed.

- 3 Generous Bedrooms
- Modern Fitted Kitchen
- No Chain
- EPC Rating E
- Two Spacious Reception Rooms
- Contemporary Bathroom
- Viewing Advised

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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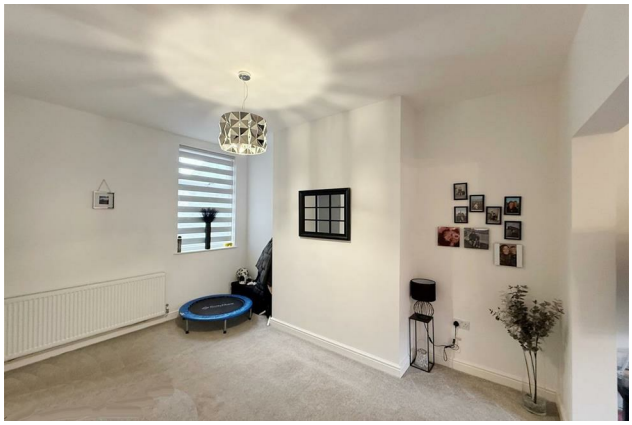
***REDUCED*** Having undergone extensive renovations this mid terraced property offers generous accommodation throughout. It is ideally located for access to local shops, schools and transport links and must be viewed to be appreciated. The property comprises:- Lounge. dining room, fitted kitchen with a range of modern white gloss units with contrasting worktops. utility / store room. To the first floor there are three generous bedrooms and superb bathroom fitted with a contemporary white suite complemented by modern tiled walls. Outside there is an enclosed courtyard with paved patio and timber decking area. Benefiting from gas central heating and double glazing the property is available now don't miss out

**Lounge 12'3" x 13'3" (3.73m x 4.03m)**
UPVC double glazed window to front, radiator, double glazed entrance door, open plan to:



**Dining Room 14'0" x 10'4" (4.27m x 3.15m)**
UPVC double glazed window to rear, radiator, carpeted stairs to first floor landing, open plan to kitchen :

**Cupboard**
Built-in under-stairs storage cupboard with fuse box and electricity meter.

**Kitchen 9'7" x 7'9" (2.93m x 2.36m)**
Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting worktop space over, composite sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over, radiator, ceramic tiled flooring, door to:

**Utility / Storeroom**
upvc double glazed window to side and rear double glazed door to side, radiator and tiled flooring

**Landing**
Door to:

**Bedroom 1 12'5" x 13'3" (3.79m x 4.03m)**
UPVC double glazed window to front, radiator, ceiling with recessed spotlights.

**Bedroom 2 9'7" x 7'10" (2.93m x 2.39m)**
UPVC metal frame double glazed window to rear, two windows to side, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, door to:

**Bedroom 3 8'4" x 8'0" (2.55m x 2.44m)**
UPVC double glazed window to rear, radiator.

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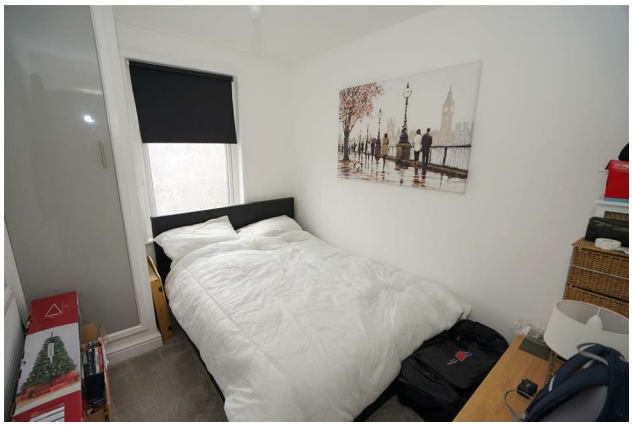
**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan built in feture tiled shelving, ceramic tiled flooring.

**Outside**
Rear, enclosed by brick wall and timber fencing to rear and sides, paved sun patio and timber decking area, rear gated access.



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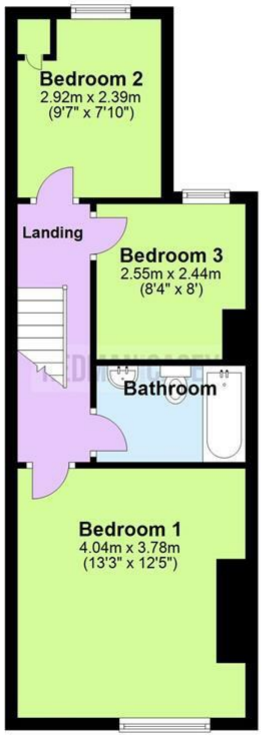
## Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)

## First Floor

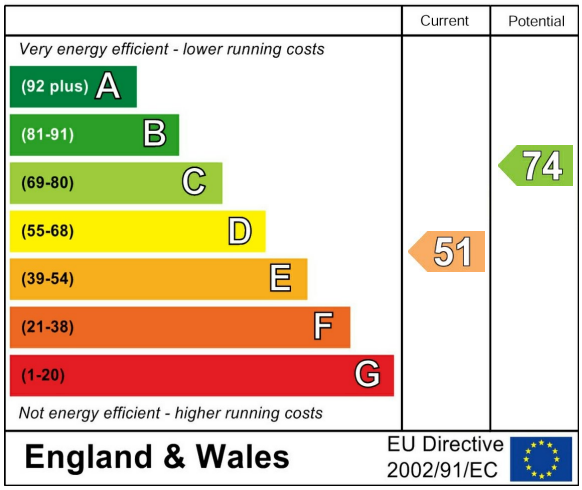
Approx. 38.6 sq. metres (416.0 sq. feet)



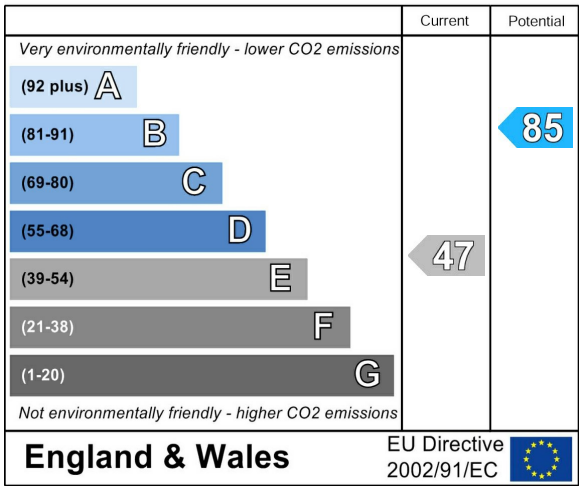

Total area: approx. 82.5 sq. metres (888.5 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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