REDMAN CASEY ESTATE AGENTS

25 Malvern Close, Horwich, Bolton, BL6 7LY

£200,000

Three bedroom semi detached property located in a very popular residential location situated on the edge of Rivington Moor. The property benefits from gardens front and rear, garage, off road parking, gas central heating and double glazing close to local schools shops and all local amenities. This property offers spacious living with great outdoor space, Viewing recommended. Sold with no chain and vacant possession

- Three Bedroom
- Gardens Front And Rear
- Driveway
- Double Glazing
- EPC Rating D
- Semi Detached
- Garage
- Gas Central Heating
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property situated in a superb residential location, close to all local schools, shops, amenities and close to Rivington Country Park for those who like walking and stunning scenery. The property comprises:- Entrance porch, hallway, lounge diner, kitchen, To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens front and rear with a driveway and a garage. This property offers spacious living with outside space and is highly recommended for viewings to appreciate the position and all that is on offer. Sold with no chain and vacant possession.

Entrance Hall
Two hardwood frosted double glazed windows to front, double radiator, stairs, door to:

Lounge/Diner 24'8" x 6'7" (7.51m x 2.00m)
Hardwood double glazed window to front, wall mounted coal effect electric fire, two double radiators, hardwood double glazed patio door to rear, door to:

Kitchen 16'0" x 7'10" (4.87m x 2.40m)
Matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, electric fan assisted oven, gas hob with extractor hood over, hardwood double glazed window to rear, double radiator, door.

Bedroom 1 12'1" x 10'6" (3.69m x 3.19m)
Hardwood double glazed window to front, twoStorage cupboard, radiator, double door, door to Storage cupboard.

Bedroom 2 12'8" x 9'6" (3.86m x 2.89m)
Hardwood double glazed window to rear, radiator.

Bedroom 3 9'6" x 7'10" (2.90m x 2.39m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with shower over and glass screen and low-level WC, ceramic and tiling to all walls, wall mounted mirror, hardwood frosted double glazed window to front, radiator.

Storage cupboard.

Landing
Hardwood frosted double glazed window to side, door to:

Garage
Metal up and over door.

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Outside Front
Open plan garden to front, laid mainly to lawn with mature planting of shrubs and plants, driveway leading to garage.

Outside Rear
Enclosed rear garden laid to lawn mature planting and patio seating area.

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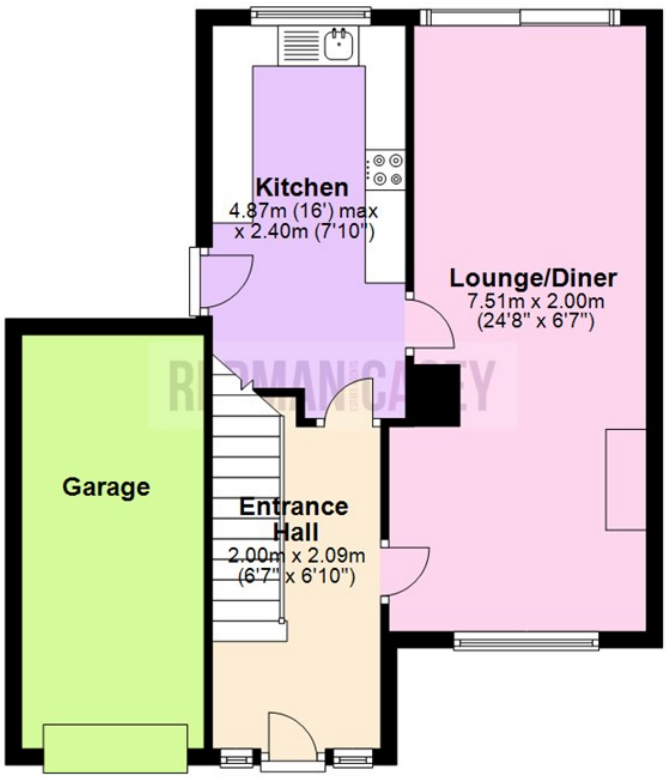
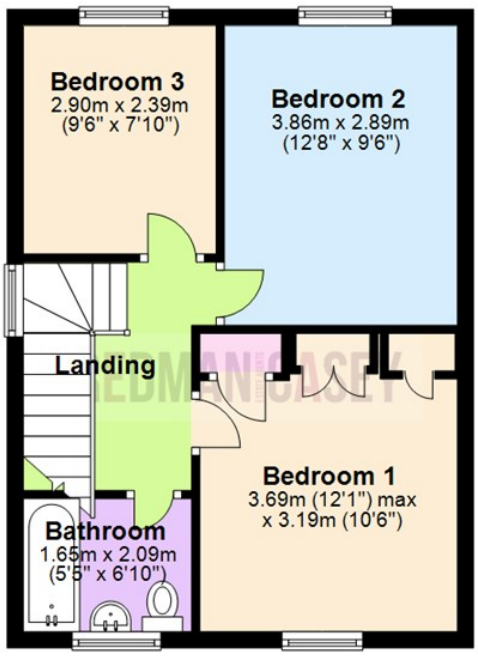
Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



First Floor

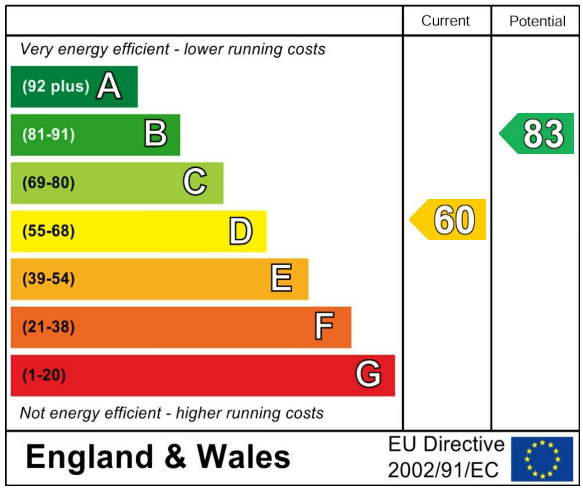
Approx. 40.9 sq. metres (440.7 sq. feet)



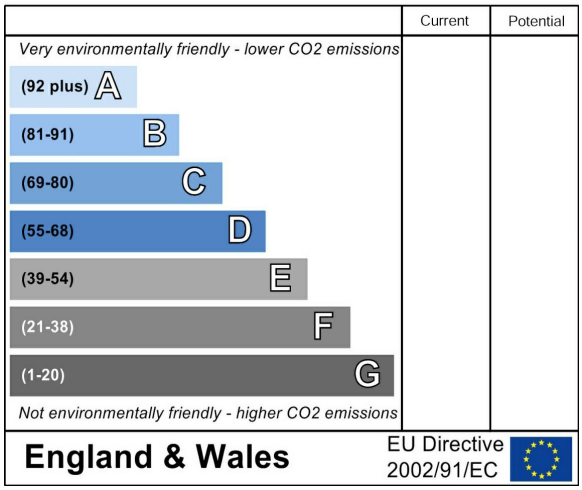
Total area: approx. 96.5 sq. metres (1038.3 sq. feet)

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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