REDMAN CASEY ESTATE AGENTS

47 Gresley Avenue, Horwich, Bolton, Greater Manchester, BL6 5TQ

Offers In The Region Of £260,000

Three bedroom detached property. Spacious well presented property in a great residential location. Close to local schools, shops, and all local amenities with easy access to Rivington Country Park. Benefiting from double, glazing, gas central heating, gardens to front and rear and driveway providing off road parking. Viewing is highly recommended to appreciate all that is on offer.

- Detached
- Driveway
- Double Glazed
- Gas Central Heating
- Three Bedroom
- Gardens Front and Rear
- En-Suite

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three bedroom detached property situated in a quiet cul-de-sac, in a great residential location. Benefiting from double glazing, gas central heating, gardens to front and rear with driveway to provide off road parking. The property comprises:- entrance hall, cloakroom, lounge, kitchen diner. To the first floor there are three bedroom the master being en-suite, family bathroom. To the outside there are gardens to front and rear with a patio seating area and driveway. This property is close to local schools, shops, local amenities and close proximity to Rivington Country Park. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
UPVC double glazed window to side, radiator, stairs, door to:

Cloakroom
Heated towel rail.

Lounge 15'5" x 10'8" (4.69m x 3.26m)
UPVC double glazed box window to front, log effect electric fire set in feature wooden surround, two radiators, uPVC double glazed double door to rear, door to:

Kitchen/Diner 15'5" x 12'5" (4.69m x 3.79m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit, built-in integrated fridge/freezer, dishwasher and automatic washing machine, eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, extractor hood, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, uPVC double glazed stable back door, door.

Landing
UPVC double glazed window to rear, door to:

Bedroom 1 9'5" x 10'6" (2.88m x 3.21m)
UPVC double glazed box window to front, wardrobe, fitted wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, two double doors, door to:

En-suite
Three piece suite comprising wash hand basin, recessed tiled shower cubicle with folding glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to front, heated towel rail.

Bedroom 2 14'11" x 9'1" (4.54m x 2.77m)
UPVC double glazed window to front, radiator, door to:

Bedroom 3 7'4" x 7'1" (2.23m x 2.16m)
UPVC double glazed window to rear, radiator.

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

Outside Front
open plan garden laid mainly to lawn with mature planting. Driveway providing parking for two vehicals.

Outside Rear
Enclosed garden with mature planting of shrubs and bushes, Patio paved seating area.

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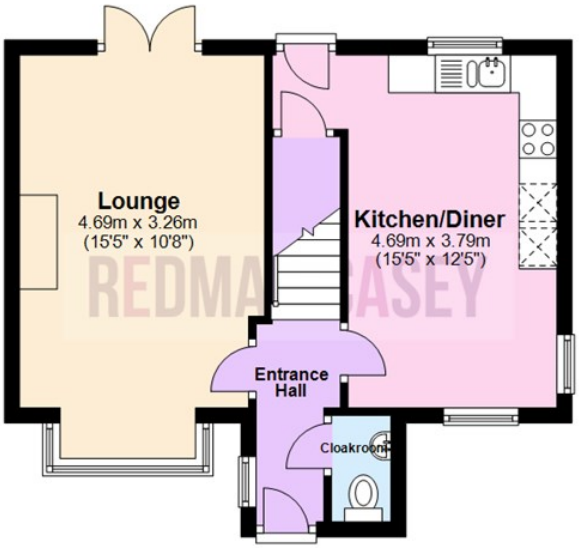
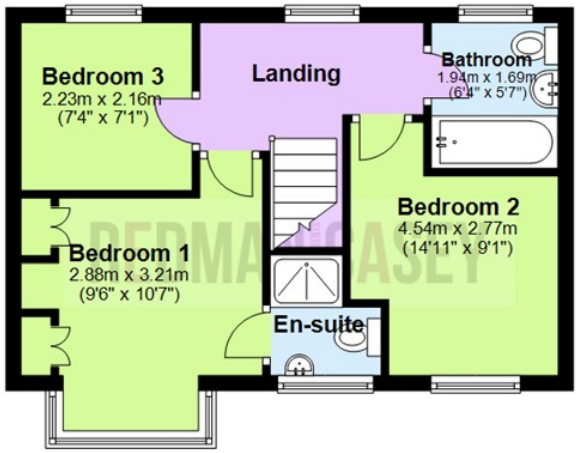
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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