REDMAN CASEY ESTATE AGENTS

# 6 Highland Road, Horwich, Bolton, Lancashire, BL6 6LP

## £165,000

Spacious three bedroom semi-detached property benefiting from double glazing, gas central heating and off road parking with garden space to front and rear. This home is situated in a great residential location close to all amenities and transport links. Viewing is recommended.

- Three Bedroom
- No Onward Chain
- Double Glazing
- Off Road Parking
- Semi Detached
- Gas Central Heating
- Outside Space To Front And Rear.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a great residential location, close to all local shops, schools and all local amenities with the added benefit of being close to major transport links.
This three bedroom semi detached property offers spacious living with outside space to front and rear, the property benefits from double glazing, gas central heating and off road parking. The property comprises- entrance porch, hall way, lounge, dining kitchen. To the first floor there are three bedroom two of which are double and a family bathroom. To the outside there is enclosed garden to the front with mature planting of shrubbery and a driveway, to the rear there is a fully enclosed garden with planting and seating area with a wooden garden shed. Viewing is recommended to appreciate.

**Porch**
UPVC double glazed window to side, uPVC double glazed window to front, uPVC double glazed entrance door to side, hardwood frosted entrance door to front.

**Entrance Hall**
Window to front, double radiator, stairs, door to:

**Lounge 13'2" x 10'6" (4.01m x 3.19m)**
UPVC double glazed window to front, coal effect gas fire set in feature wooden mock Victorian style surround, double radiator, open plan to:

**Kitchen/Dining Room 8'0" x 16'7" (2.45m x 5.05m)**
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge, freezer and cooker, gas and electric points for cooker, uPVC double glazed window to rear, radiator, uPVC double glazed double door to rear.

**Bedroom 1 13'4" x 9'8" (4.06m x 2.95m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 8'4" x 10'4" (2.54m x 3.15m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 9'6" x 6'10" (2.89m x 2.08m)**
UPVC double glazed window to front, radiator, door to:

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail, laminate floor covering.

**Landing**
UPVC double glazed window to side, door to:

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**Outside Front**
Enclosed garden space entry via garden gate, driveway providing off road parking.

**Outside Space To Rear**
Fully enclosed garden with mature planting and patio seating area.

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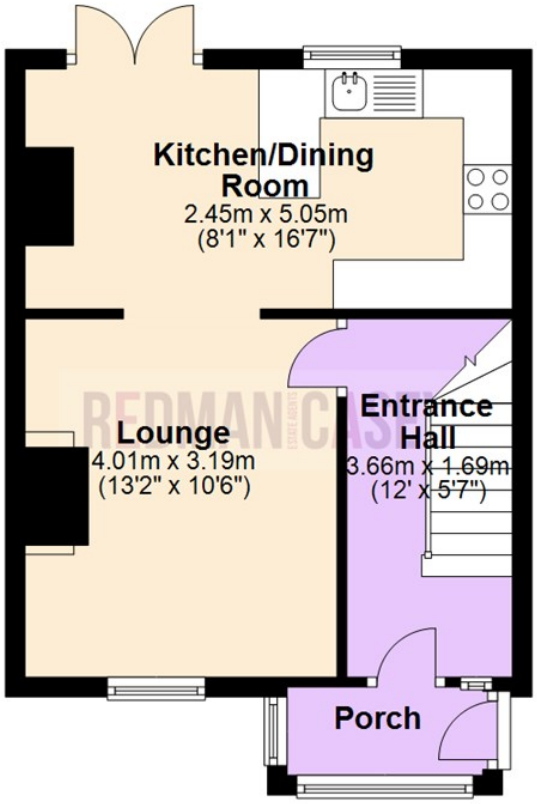
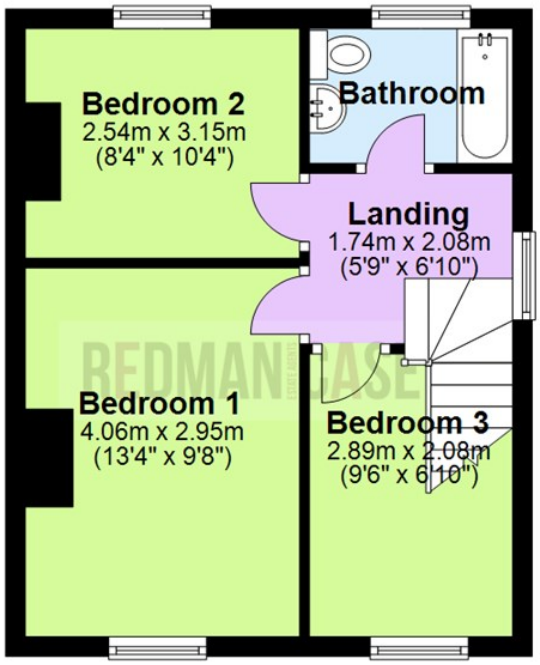
## Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



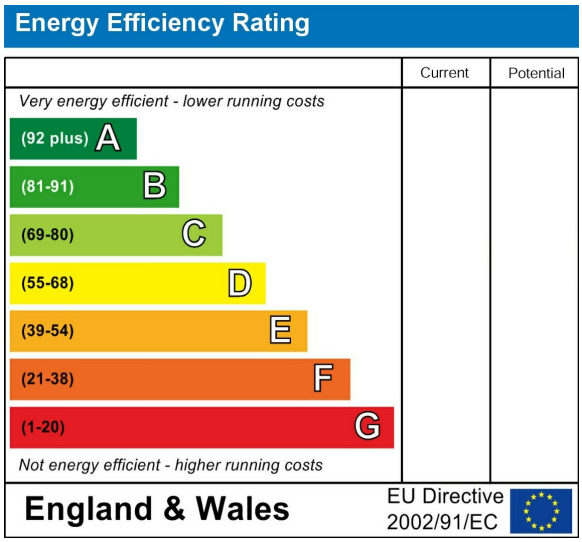

## First Floor

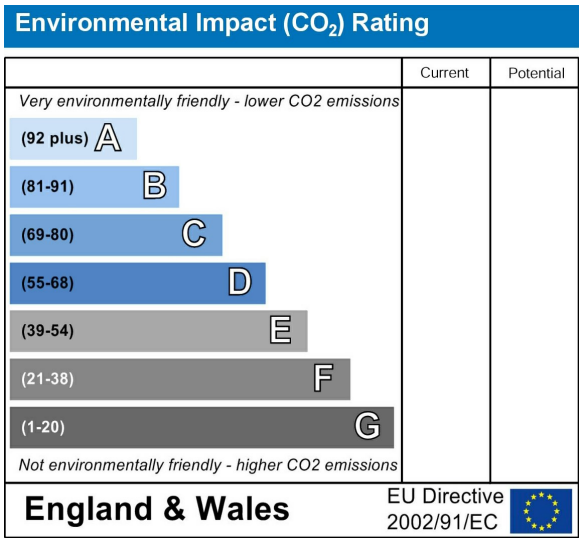
Approx. 33.8 sq. metres (363.6 sq. feet)




Total area: approx. 68.0 sq. metres (732.2 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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