REDMAN CASEY ESTATE AGENTS

301 Chorley New Road, Horwich, Bolton, BL6 5NN

Offers In The Region Of £165,000

Superbly presented and improved three bedroom mid terraced property. Ideally located for access to local amenities, shops, schools and transport links. The property offers deceptively spacious accommodation with 2 large reception rooms. fitted kitchen 3 generous bedrooms and bathroom. Outside there is a courtyard garden to the rear and small front garden. The property is heated via a gas central heating system and is uPVC double glazed throughout, viewing is essential to appreciate all that is on offer.

- Deceptively Spacious Mid Terrace
- 3 Generous Bedrooms
- 3 Piece Bathroom
- EPC Rating C
- 2 Reception Rooms
- No Chain
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Deceptively spacious mid terraced property ideally located on Chorley New Road giving access to local shops and amenities along with transport links for road and rail. The property offers superb accommodation which comprises: Vestibule, hallway, lounge, sitting / dining room, kitchen with walk in pantry. To the first floor there are three generous bedrooms and a bathroom fitted with a three piece white suite. Outside there is a small front garden and enclosed courtyard to the rear. The property is heated via a combination boiler and has uPVC double glazing throughout, viewing is essential to appreciate all that is on offer.

Vestibule
Laminate flooring, coving to ceiling, uPVC double glazed entrance door, door to:

Entrance Hall
Double radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge 15'4" x 10'10" (4.67m x 3.30m)
Window to side, window to front with chimney breast, radiator, coving to ceiling.

Dining Room 15'7" x 11'10" (4.76m x 3.61m)
UPVC double glazed window to rear, living flame effect fire set in timber surround and marble effect inset and hearth, radiator, laminate flooring, door to:

Kitchen 10'10" x 8'4" (3.31m x 2.54m)
Fitted with a matching range of white gloss base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, gas point for cooker with extractor hood over, uPVC double glazed window to side, double radiator, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, folding door, uPVC double glazed rear door, door to:

Pantry 3'8" x 3'10" (1.11m x 1.18m)
UPVC frosted double glazed window to side.

Cupboard
Built-in under-stairs storage cupboard.

Landing
Built-in double storage cupboard, double door, door to:

Bedroom 1 12'5" x 15'3" (3.78m x 4.65m)
Two uPVC double glazed windows to front, radiator, coving to ceiling.

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Bedroom 2 15'8" x 8'8" (4.77m x 2.64m)
UPVC double glazed window to rear, built-in double wardrobe(s), double radiator.

Bedroom 3 8'10" x 8'4" (2.68m x 2.54m)
UPVC double glazed window to side, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, wrought iron gated access, pathway leading to front entrance door.
Rear, enclosed courtyard with paved sun patio, rear gated access, enclosed by brick wall to rear and sides.

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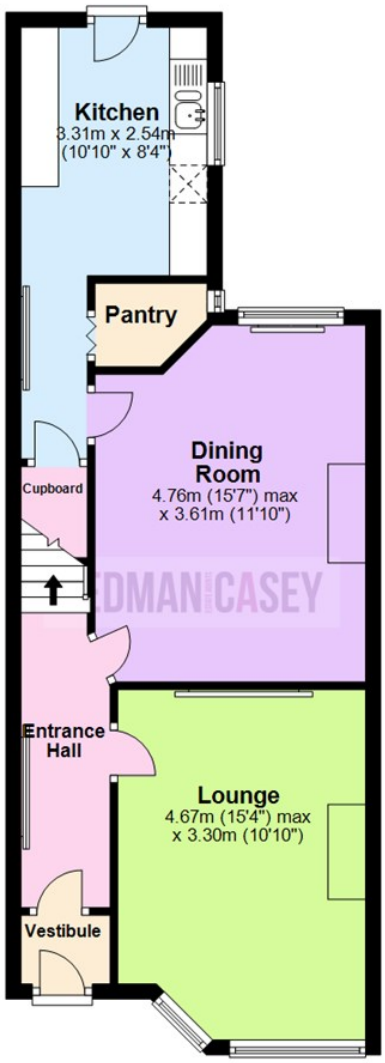
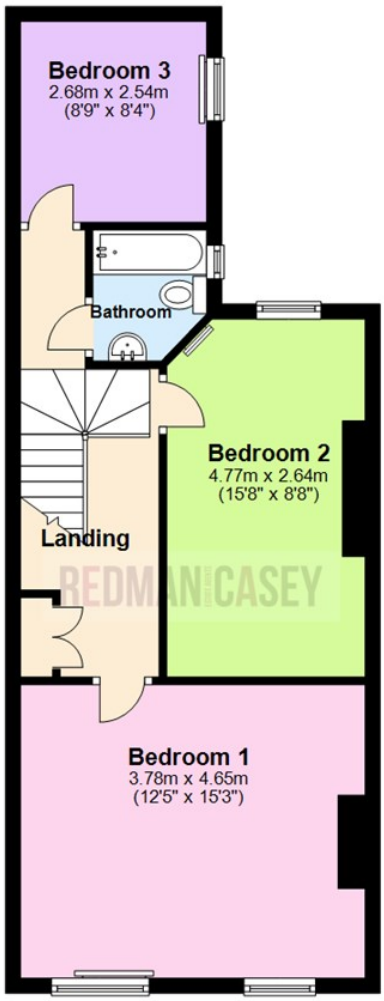
Ground Floor
Approx. 52.1 sq. metres (560.7 sq. feet)



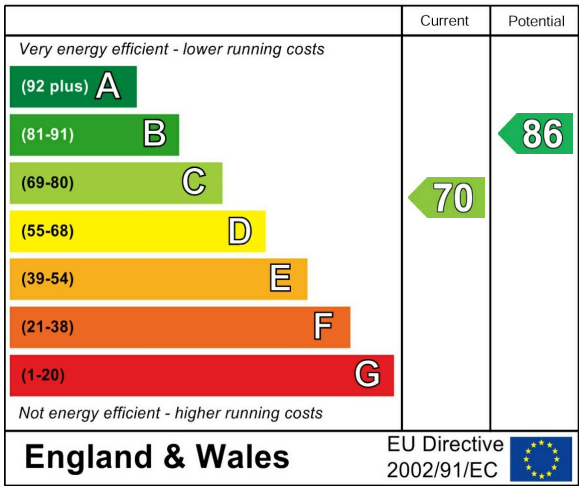
First Floor
Approx. 49.9 sq. metres (537.4 sq. feet)



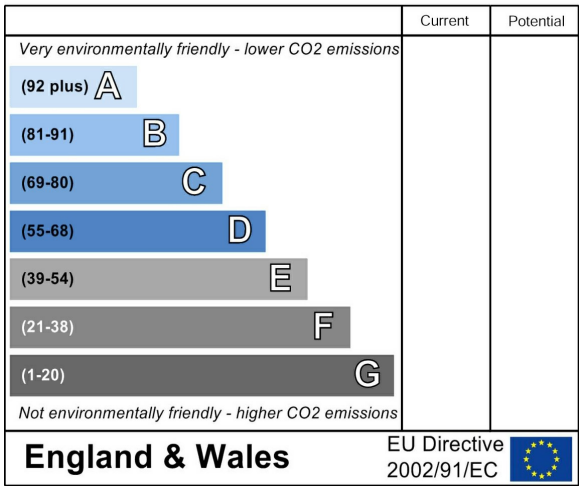
Total area: approx. 102.0 sq. metres (1098.1 sq. feet)

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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