REDMAN CASEY ESTATE AGENTS

3 Maple Avenue, Horwich, Bolton, Lancashire, BL6 6HP

£270,000

Three bedroom traditional semi detached property in an absolutely superb location close to local shops, schools, rail links, and all amenities. This property has still got many original features and benefits from being at the head of a small cul-de-sac with gardens front and rear double garage, off road parking, gas central heating, double glazed. In need of some modernisation but sold with vacant possession and no onward chain early viewing is recommended to appreciate the position and potential.

- Semi Detached House
- Off road Parking
- Gas Central Heating
- Vacant Possession
- Council Tax D
- Double Garage
- Double Glazed
- Gardens Front And Rear
- No Chain
- EPC C Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb location this three bedroom traditional semi-detached property sited at the head of a small cul-de-sac is close to local schools, shops, rail and motorway links. The property has many original features and benefits from gardens front and rear off road parking for two vehicles a double garage, gas central heating, double glazing and is sold with vacant possession and no onward chain.
The property comprises:-Entrance porch, hallway, lounge, dining room, kitchen, WC. To the first floor there are three bedrooms and a family bathroom.
This property would need some modernisation but would recommend viewings to appreciate the massive potential, location, and what the property has to offer.

Porch
UPVC double glazed entrance double door to front, double door to:

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

Lounge 11'4" x 11'11" (3.46m x 3.63m)
UPVC double glazed bay window to front, wall mounted gas fire, double radiator.

Dining Room 11'3" x 11'3" (3.43m x 3.43m)
Wall mounted gas fire, double radiator, uPVC double glazed entrance double door to rear, door to:

Kitchen/Diner 17'10" x 7'1" (5.44m x 2.17m)
Fitted with a matching range of base and eye level units with drawers and cornice trims, stainless steel sink, space for fridge/freezer, built-in electric oven, built-in electric hob, uPVC double glazed box window to side, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to side, door to:

WC
UPVC frosted double glazed window to side.

Landing
Door to:

Bedroom 1 11'4" x 11'11" (3.46m x 3.63m)
UPVC double glazed bay window to front, double radiator, door to:

Bedroom 2 11'8" x 11'3" (3.56m x 3.43m)
UPVC double glazed window to rear.

Bedroom 3 14'6" x 7'1" (4.42m x 2.17m)
Window to rear with uPVC double glazed window to rear, uPVC double glazed window to side.

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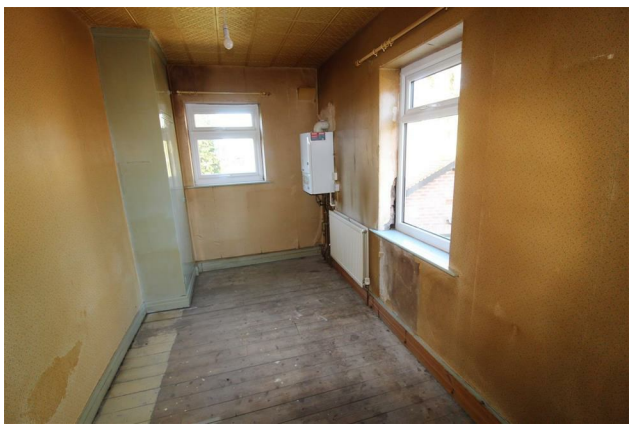
Bathroom
Two uPVC frosted double glazed windows to side, uPVC frosted double glazed window to front, heated towel rail.

Double Garage
Window to side, Up and over door, door.

Outside Front
Enclosed front garden with driveway leading to double garage. Mature flower beds with shrubs and planting.

Outside Rear
Fully Enclosed rear garden with mature planting mainly paved alowing for large patio area, small elevated water feature.



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Total area: approx. 125.2 sq. metres (1347.8 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		82
(69-80) C	70	
(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		
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