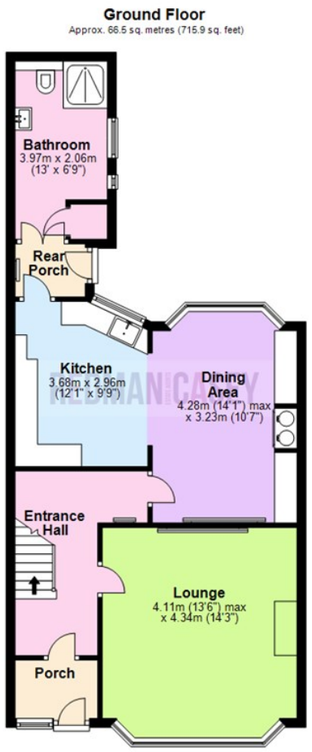
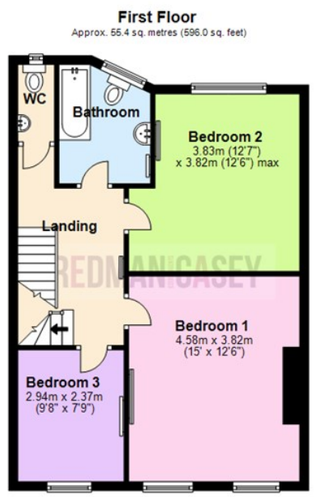
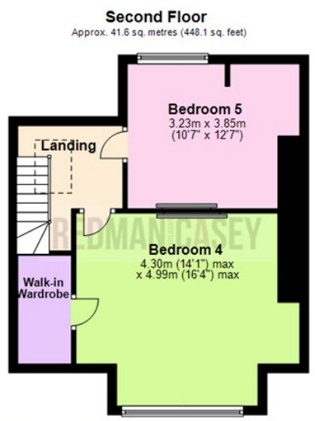
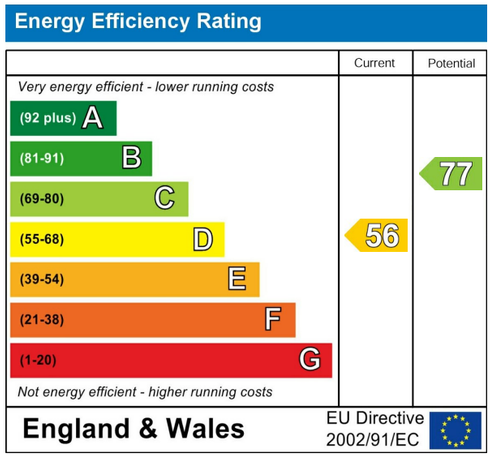


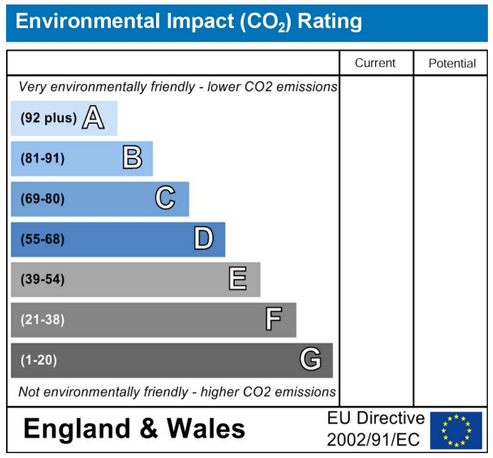




Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

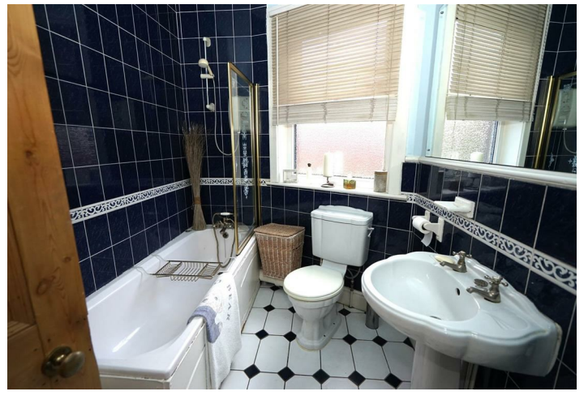
REDMAN CASEY ESTATE AGENTS

19 Shrewsbury Road, Heaton, Bolton, Lancashire, BL1 4NW

Deceptively spacious and offering fantastic family accommodation this 5 bedroom home must be viewed to appreciate the space and condition on offer, with a wealth of original features, the property has been sympathetically maintained to provide an excellent family home. Ideally located for many local amenities, shops and schools. Along with access to Bolton Town centre and transport links.

Offers In The Region Of £325,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



Offering fantastic family accommodation this period terraced house is ideally located for access to many local amenities such as Queens park, local shops and sought after schooling including Bolton school. The property comprises :- Entrance porch with original stained glass entrance door, entrance hall, lounge, dining area with Aga, open plan to kitchen, rear porch and bathroom with three piece suite. To the first floor there are 3 bedrooms bathroom and separate w.c. to the second floor there are two further double bedrooms one with walk in wardrobe. Outside there is a courtyard garden to the rear with block paved patio, mature flower and shrub borders and brick built storage shed. The property benefits from gas central heating (Boiler replaced Oct 22), majority double glazed and a host of original features. Viewing is essential to appreciate condition and space on offer.

Porch
Leaded window to front with stained glass, quarry tiled flooring, picture rail, coving to ceiling, Feature original stained glazed entrance door, door to:

Entrance Hall
Double radiator, exposed wooden flooring, picture rail, coving to ceiling, Feature original stairs to first floor landing, door to:

Lounge
13'6" x 14'3" (4.11m x 4.34m)
Sealed unit double glazed bay window to front, fireplace with flagged hearth, solid fuel burner stove with glass door in chimney, double radiator, exposed wooden flooring, two wall lights, coving to ceiling.

Dining Area
14'1" x 10'7" (4.28m x 3.23m)
UPVC double glazed bay window to rear, double radiator, exposed wooden flooring, coving to ceiling, fitted with a matching base units with worktop space, open plan kitchen area to:

Kitchen
12'1" x 9'9" (3.68m x 2.96m)
Base and eye level units with contrasting worktop space, china butler style belfast sink unit with mixer tap, plumbing for dishwasher, space for fridge and freezer, built-in microwave, sash window to rear, exposed wooden flooring, door to:

Rear Porch
Radiator, part glazed door to garden, double door to:

Bathroom
13'0" x 6'9" (3.97m x 2.06m)
Fitted with three piece white suite comprising deep panelled bath with mixer tap and wall mounted wash hand basin with swan neck mixer tap, WC with hidden cistern, full height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC double glazed window to side, double glazed window to side, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring with under floor heating, plumbing for washing machine, space for tumble dryer, door.

Landing
Double radiator, stairs to second floor landing, door to:

Bedroom 1
15'0" x 12'6" (4.58m x 3.82m)
Two uPVC double glazed windows to front, double radiator, laminate flooring, picture rail, coving to ceiling.

Bedroom 2
12'7" x 12'6" (3.83m x 3.82m)
Window to rear, double radiator.

Bedroom 3
9'8" x 7'9" (2.94m x 2.37m)
UPVC double glazed window to front, radiator.

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

WC
Window to rear, fitted with two suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, ceramic tiled flooring.

Landing
Skylight to rear, door to:

Bedroom 4
14'1" x 16'4" (4.30m x 4.99m)
UPVC double glazed dormer window to front, double radiator, exposed wooden flooring, door to:

Walk-in Wardrobe

Bedroom 5
10'7" x 12'8" (3.23m x 3.85m)
UPVC double glazed dormer window to rear, double radiator, exposed wooden flooring.

Outside
Frontage, dwarf brick wall and fencing to front and sides, brick paved pathway with shrub borders.
Rear garden, enclosed by brick wall to rear and sides, block paved sun patio, rear gated access, mature flower and shrub borders.

19 Shrewsbury Road, Heaton, Bolton, Lancashire, BL1 4NW

Offers In The Region Of £325,000