REDMAN CASEY ESTATE AGENTS

183 Crown Lane, Horwich, Bolton, BL6 7QW

Offers Around £175,000

Three bedroom terraced Property situated in a very popular and sought after residential location. Close to local schools, shops, amenities and close to rail and transport links. This property offers spacious living space with the benefit of double glazing gas central heating extra space with a loft room accessed via spiral stair case, and is sold with no onward chain and vacant possession.
Viewing is highly recommended to appreciate the condition, position and all this property has to offer.

- 3 Bedroom
- No Onward Chain
- Double Glazing
- Patio Space To Rear
- EPC Rating D
- Vacant Possesion
- Gas Central Heating
- Loft Room
- Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented three bedroom property situated in a very popular residential location. Close to local schools, shops, amenities and local rail and motorway links.
The property comprises:- Entrance hall, lounge, dining room, kitchen. To the upstairs there are three bedroom a family bathroom and access leading to a loft room. The outside front has a small enclosed garden area and a full decked rear garden forming a spacious patio area. This property also benefits from double glazing, gas central heating many period features and is sold with vacant possession and no onward chain.
We highly recommend viewing to appreciate the condition, location and all that is on offer.

Inner Porch
Door to:

Lounge 12'0" x 11'5" (3.65m x 3.49m)
UPVC double glazed box window to front, coal effect gas open fire set in timber and tiled Victorian style surround, double radiator.

Kitchen/Dining Room 33'3" x 8'1" (10.13m x 2.47m)
Fitted with a matching range of base and eye level units and cupboards with underlighting, drawers and cornice trims, twin bowl polycarbonate sink unit with stainless steel swan neck mixer tap, worktop space and ceramic tiled splashbacks, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted range, uPVC double glazed window to rear, two uPVC double glazed windows to side, fireplace with cast- iron solid fuel burner stove with glass door in chimney, breast, double radiator, stairs, uPVC double glazed double door to rear, door to:

Landing
Double radiator, door to:

Bedroom 1 12'0" x 14'10" (3.65m x 4.52m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 2 13'2" x 9'5" (4.01m x 2.86m)
UPVC double glazed window to rear, fireplace with feature Victorian style surround, double radiator.

Bedroom 3 7'1" x 8'1" (2.16m x 2.47m)
UPVC double glazed window to rear, double radiator.

Bathroom
Three piece suite comprising deep roll top bath with ornamental feet and matching telephone style taps, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to side, radiator.

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Loft Room 14'7" x 10'11" (4.45m x 3.34m)
Two uPVC double glazed velux windows.

Outside Front
Enclosed front garden laid to decorative stone with planting.

Outside Rear
Enclosed rear area fully decked making patio seating area.

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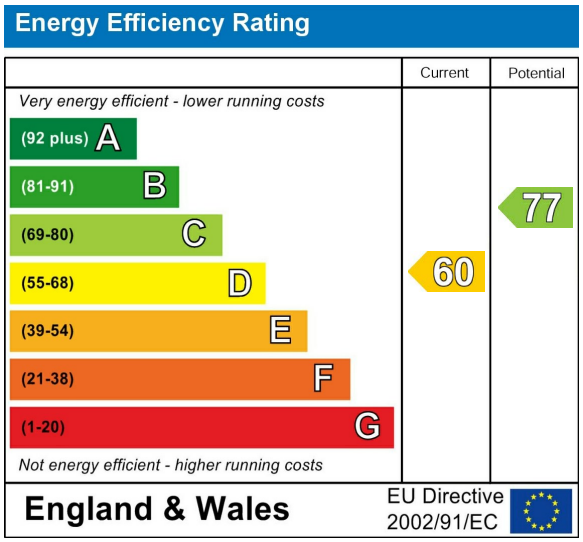
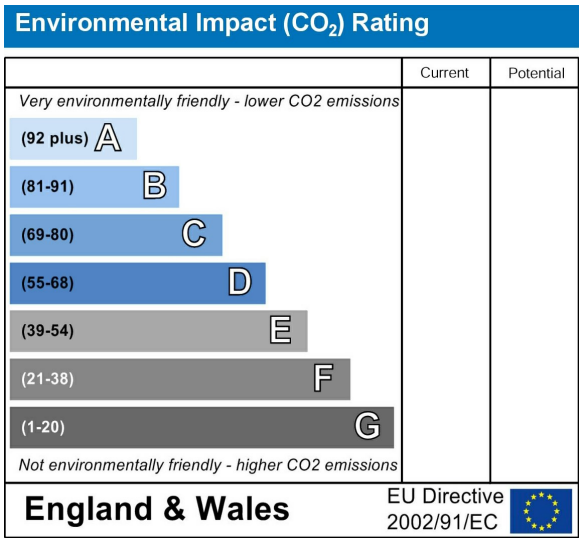
Total area: approx. 105.6 sq. metres (1136.2 sq. feet)

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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