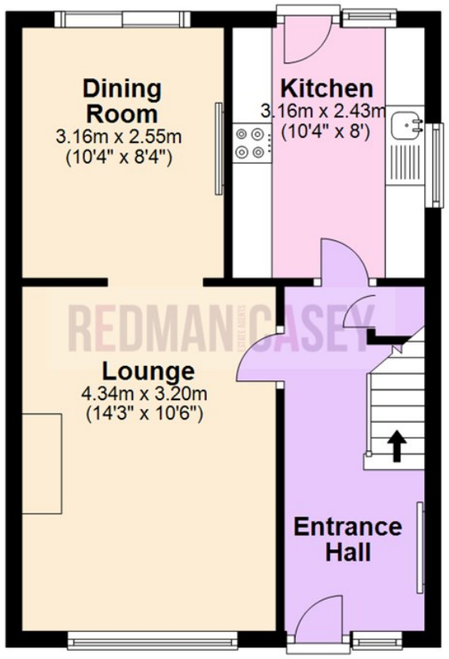
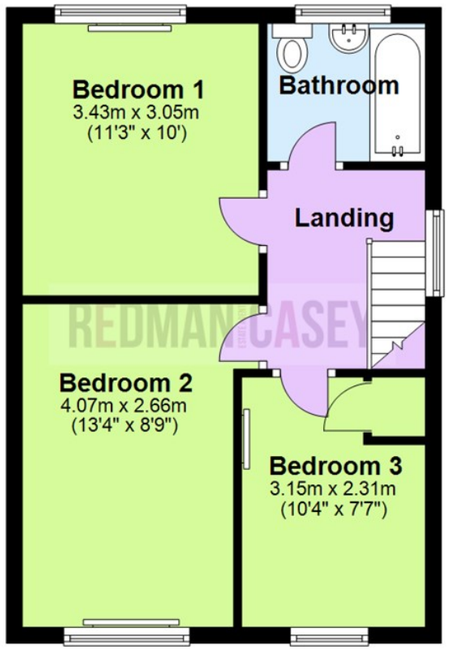
Ground Floor
Approx. 38.6 sq. metres (415.1 sq. feet)

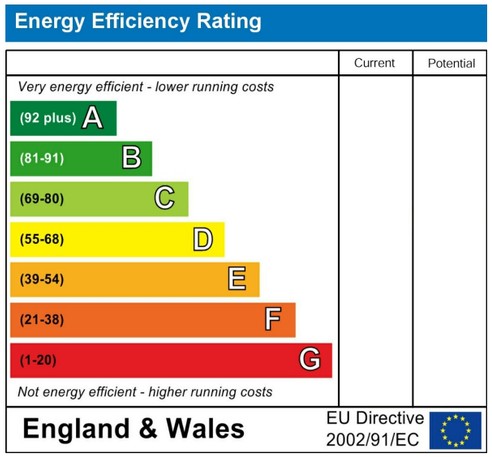


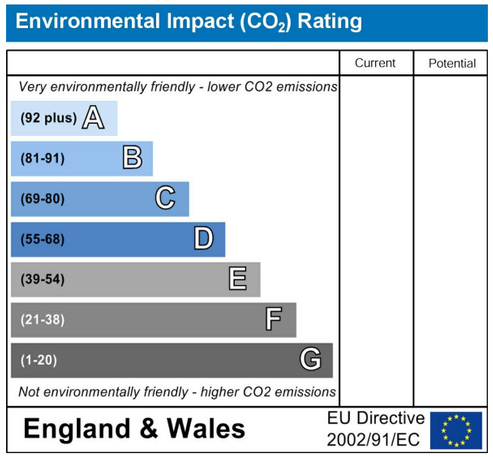
First Floor
Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 78.0 sq. metres (839.4 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

62 The Cheethams, Blackrod, Bolton, Lancashire, BL6 5RR

Superbly presented three bedroom semi detached property located on this ever popular development offering excellent accommodation and access to local sought after schools, shops and transport links for both rail and motorway. Three generous bedrooms, two reception rooms modern fitted kitchen and bathroom south facing tear gardens and large driveway, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £200,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in this highly popular residential area and offering excellent accommodation with fantastic access to highly sought after Blackrod County primary school, along with Middlebrook retail park and motorway links for M61 and rail links at Blackrod and Horwich Parkway make this a property not to be missed. The house comprises :- Entrance hall, lounge, archway to dining room, fitted kitchen with a range of modern base and wall units with built in and integrated appliances. To the first floor there are three generous bedroom (two with fitted wardrobes) and bathroom fitted with a white three piece suite. Outside there are open plan gardens to the front with extensive driveway parking to the side for 3 cars and enclosed private rear garden with southerly facing aspect. paved patio and lawned area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed leaded window to front with stained glass, built-in under-stairs storage cupboard, radiator, coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge
14'3" x 10'6" (4.34m x 3.20m)
UPVC double glazed window to front, coal effect gas fire with feature timber surround and marble effect inset and hearth, coving to ceiling, archway to dining room:

Dining Room
10'4" x 8'4" (3.16m x 2.55m)
Double radiator, coving to ceiling, double glazed patio doors to garden.

Kitchen
10'4" x 8'0" (3.16m x 2.43m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, integrated oven and hob with extractor fan, wine rack, composite sink unit with stainless steel mixer tap and tiled splashbacks, electric heater in kick panel, wall mounted concealed gas combination boiler back boiler serving heating system and domestic hot water, integrated fridge/freezer, slimline dishwasher and washing machine, uPVC double glazed window to side, uPVC double glazed window to rear, tiled flooring, uPVC double glazed door to garden.

Landing
UPVC double glazed window to side, door to:

Bedroom 1
11'3" x 10'0" (3.43m x 3.05m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets and drawers, radiator.

Bedroom 2
13'4" x 8'9" (4.07m x 2.66m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table and drawers, radiator.

Bedroom 3
10'4" x 7'7" (3.15m x 2.31m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Open plan front garden with lawned area, paved pathway leading to front entrance door and shrub borders, driveway to the front and side with car parking space for three cars.
Private rear garden, large paved sun patio, enclosed by brick wall and timber fencing to rear and sides, with lawned area and mature flower and shrub borders, timber garden shed, side gated access.