REDMAN CASEY ESTATE AGENTS

582 Chorley New Road, Horwich, Bolton, BL6 6ES

Offers In The Region Of £230,000

Immaculate three bedroom semi detached property. Located in a popular residential location close to local primary and secondary schools, shops, local amenities and transport road and rail links making commute easy. Benefiting from double glazing, gas central heating, off road parking rear patio and enclosed garden to rear. Viewing is highly recommended to appreciate the condition, location and all this home has to offer.

- Immaculate Condition
- Semi Detached
- Patio and Garden To Rear
- EPC Rating D
- Double Glazing
- Three Bedroom
- Off Road Parking
- Council Tax Band B
- Gas Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDUCED Three bedroom semi detached property in immaculate condition. Located in a popular residential location, close to local primary and secondary schools, shops, all local amenities and great transport links making commute easy. The property comprises:- Entrance hall, lounge, dining room, kitchen, to the first floor there are three bedroom and a family bathroom. To the outside there is off road parking for two vehicles, and to the rear there is patio dining area and garden space. Benefiting from double glazing, gas central heating with utility space. This immaculate property is highly recommended for viewing to appreciate the condition, location and all that is on offer.

Hallway
UPVC opaque double glazed window to front, uPVC frosted double glazed window to side, double radiator, stairs, uPVC double glazed opaque entrance door to front:

Lounge 11'6" x 11'5" (3.50m x 3.47m)
UPVC double glazed bay window to front, decorative wall mounted electric fire, double radiator.

Dining Area 13'8" x 10'10" (4.16m x 3.29m)
Window to side, uPVC double glazed window to rear, column radiator, double radiator, open plan, uPVC double glazed entrance double door to rear,:

Kitchen 10'11" x 6'6" (3.34m x 1.98m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed box window to side.

Utility Area 6'0" x 2'8" (1.82m x 0.82m)
Plumbing for automatic washing machine.

Landing
UPVC frosted double glazed window to side:

Bedroom 1 11'6" x 10'10" (3.50m x 3.29m)
UPVC double glazed bay window to front, double radiator:

Bedroom 2 10'10" x 10'10" (3.31m x 3.29m)
UPVC double glazed window to rear, double radiator,

Bedroom 3 7'9" x 6'11" (2.36m x 2.11m)
UPVC double glazed window to front, double radiator.

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Bathroom
Four piece suite comprising deep panelled bath with separate shower and glass screen and vanity wash hand basin with base cupboard, storage under, mixer tap and extensive ceramic and tiling, extractor fan, two uPVC frosted double glazed windows to side, heated towel rail, ceramic tiled flooring.

Outside Front
Off Road Parking

Outside Rear
Enclosed paved patio dining area lower tier enclosed garden with artificial lawn area and seating space.

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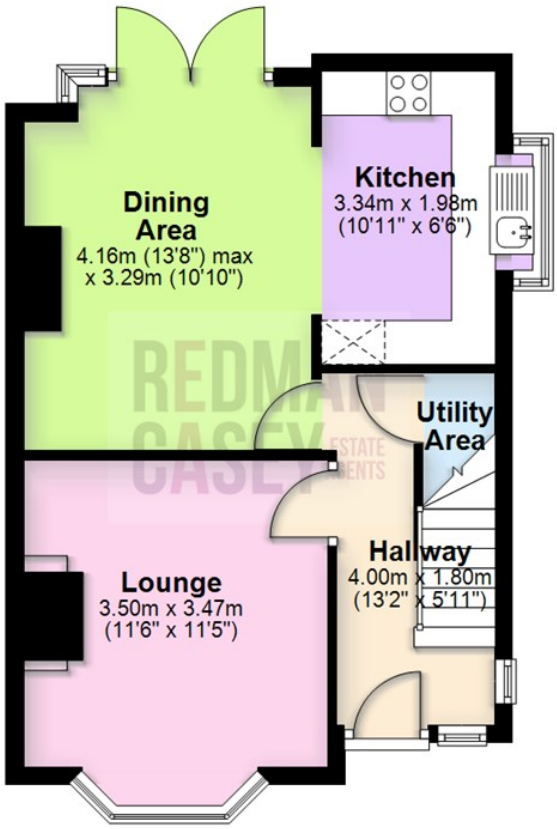
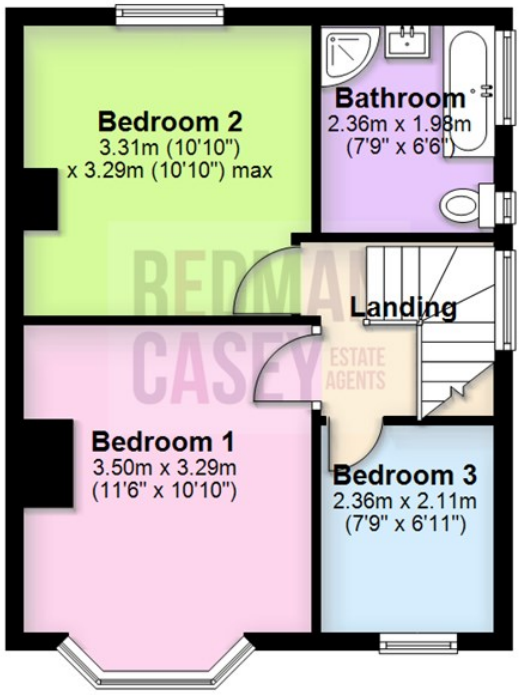
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

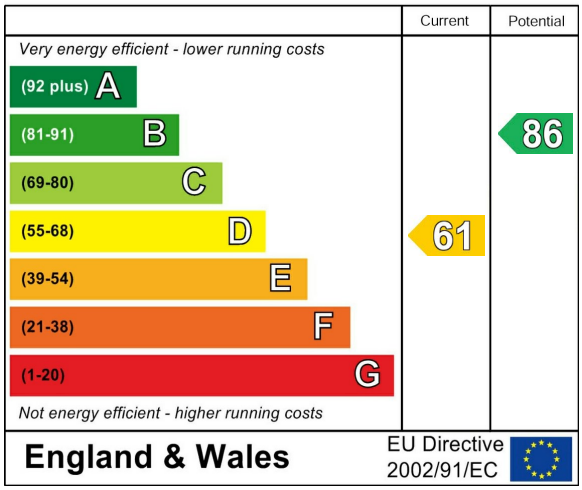
Approx. 37.7 sq. metres (405.7 sq. feet)



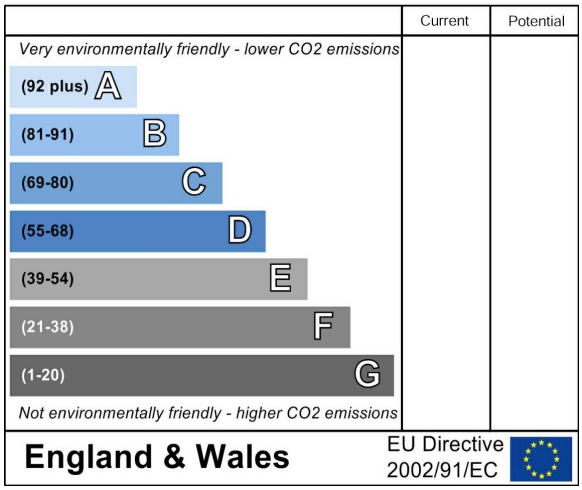
Total area: approx. 79.1 sq. metres (851.1 sq. feet)

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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