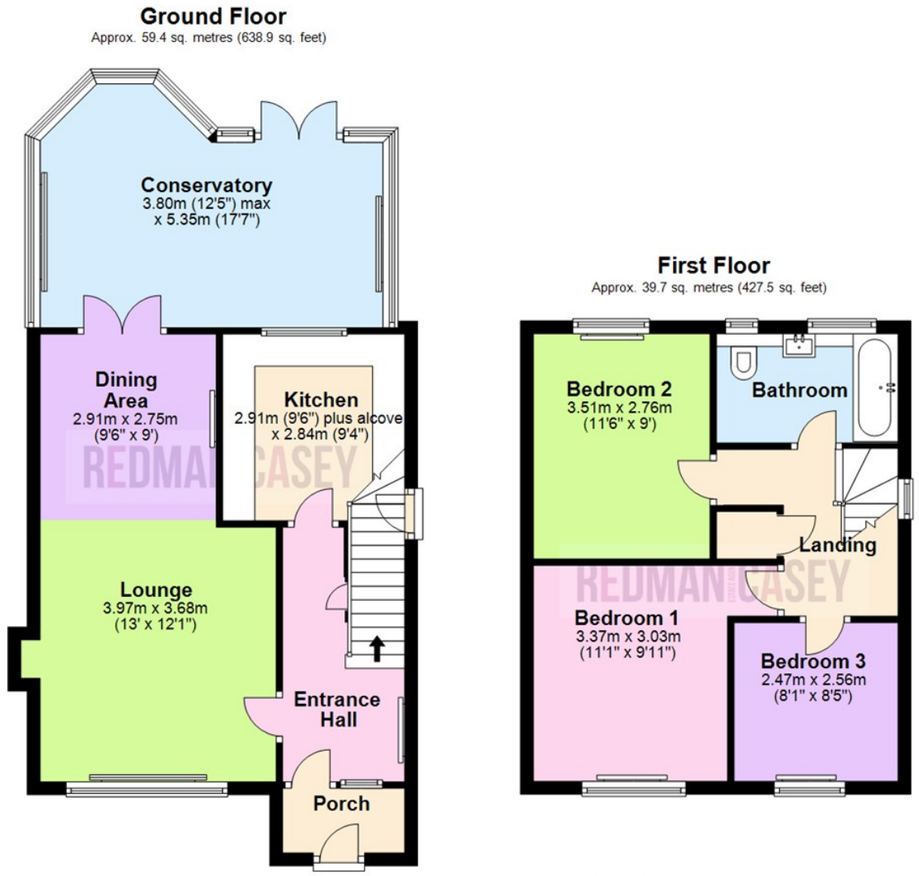
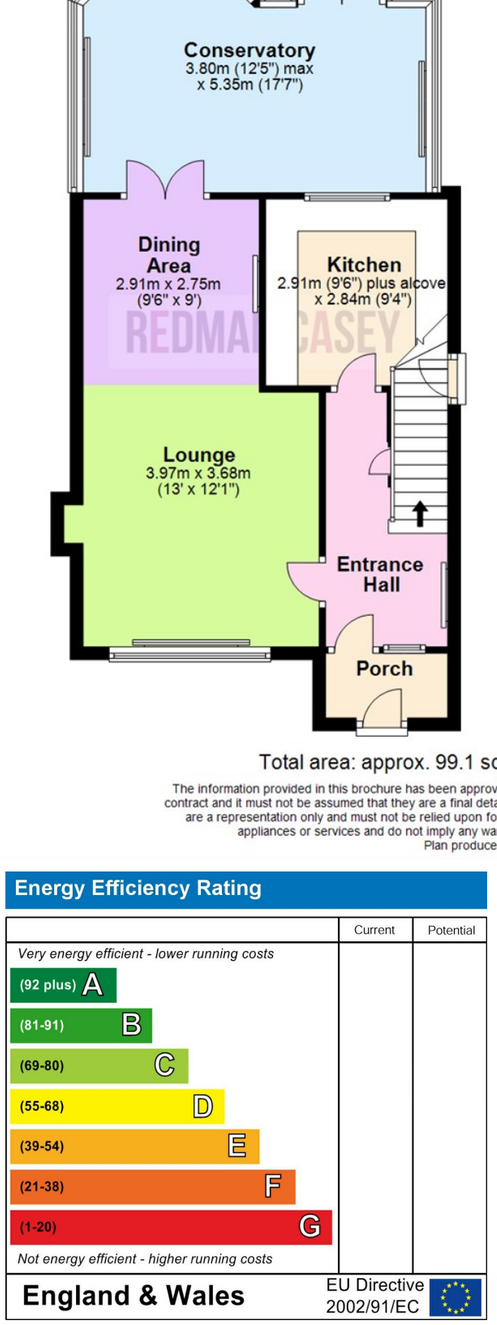
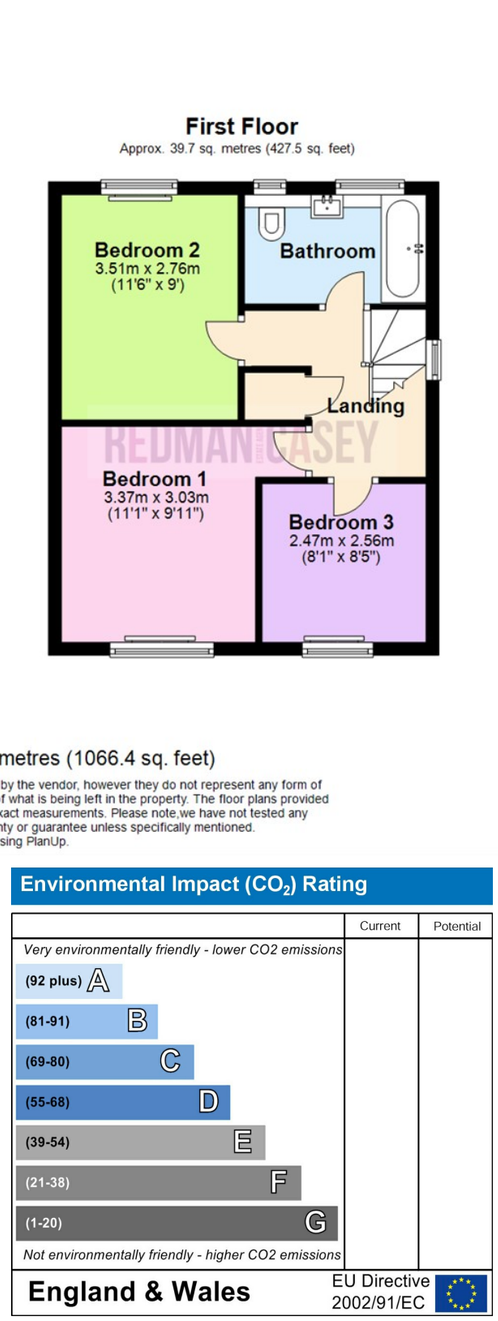


Total area: approx. 99.1 sq. metres (1066.4 sq. feet)

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

24 Ashness Close, Horwich, Bolton, BL6 5RL

Superbly presented three bedroom semi detached situated in this highly sought after cul de sac location. Offering excellent accommodation throughout which has been updated and improved throughout. Spacious reception rooms with large conservatory. modern fitted kitchen and bathroom 3 generous bedrooms, gardens to front and rear along with off road parking for up to 3 vehicles. Boiler replaced end of 2024. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £260,000

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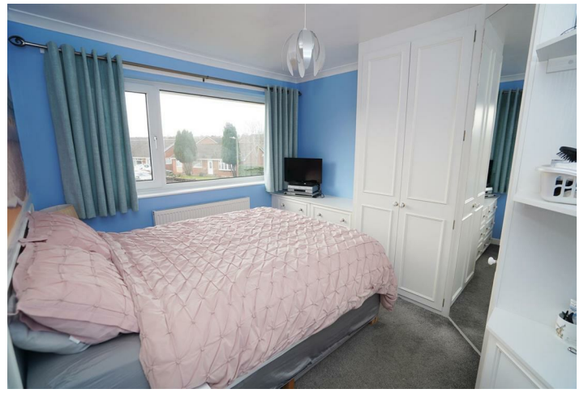

Situated within easy access of Horwich town centre, local schools and transport links for railway and motorway make this a property not to be missed. Offering excellent accommodation which has been modernised and improved throughout the property comprises : Porch, entrance hall, lounge open plan diner, large conservatory, modern fitted kitchen with built in appliances. To the first floor there are three generous bedrooms all with fitted wardrobes and a superb bathroom fitted with a modern three piece white suite. Outside there are gardens to the front and rear along with off road parking for up to 3 vehicles to the front and side where there is also a useful car port area. Offering views over star lodge from all bedrooms this property must be viewed to appreciate all that is on offer.

Porch
Frosted window, ceramic tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall
Built-in storage cupboard, radiator, ceramic tiled flooring, carpeted stairs to first floor landing, door to:

Lounge
13'0" x 12'1" (3.97m x 3.68m)
UPVC double glazed window to front, coal effect gas fire set in feature marble effect surround, double radiator, coving to ceiling, open plan to:

Dining Area
9'7" x 9'0" (2.91m x 2.75m)
Radiator, coving to ceiling, double door to:

Conservatory
12'6" x 17'7" (3.80m x 5.35m)
Brick construction with uPVC double glazed windows, double glazed roof and power and light connected, four windows to side, three windows to rear, uPVC double glazed window to rear, two double radiators, double door, door to:

Kitchen
9'7" x 9'4" (2.91m x 2.84m)
Fitted with a matching range of modern coloured base units with drawers, cornice trims and contrasting worktops with matching splashbacks, glazed display unit, stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, plumbing for dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, ceramic tiled flooring, uPVC double glazed side door to garden.

Landing
UPVC frosted double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, access to part boarded loft with light connected, door to:

Bedroom 1
11'1" x 9'11" (3.37m x 3.03m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving and drawers, fitted matching bedside cabinets, radiator, coving to ceiling.

Bedroom 2
11'6" x 9'1" (3.51m x 2.76m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching bedside cabinet and drawers, radiator, coving to ceiling.

Bedroom 3
8'1" x 8'5" (2.47m x 2.56m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe with hanging rail and shelving, fitted matching dressing table and drawers and built in bed with storage under, radiator, coving to ceiling.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and inset in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Open plan front garden, concrete and paved to the front and side with car parking space one car to the front and a carport to the side with parking space for up to 2 cars, lawned area and mature flower and shrub borders, concrete pathway leading to front entrance door.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, mature flower and shrub borders and raised rockery, garden shed, side gated access. Power socket.