REDMAN CASEY ESTATE AGENTS

# 53 Thirlmere Avenue, Horwich, Bolton, Lancashire, BL6 6DS

## Offers Over £180,000

Modernised three bedroom town house, situated in a very popular residential location. Close to local schools, shops and all local amenities. This property benefits from double glazing, gas central heating, gardens to front and rear and a off road parking space. Viewing is highly recommended to appreciate all that is on offer.

- Three Bedroom
- Off Road Parking
- Double Glazing
- Recently Modernised
- Gas Central Heating
- Gardens To Front And Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Three bedroom modernised town house in a very popular residential location. Close to major road and rail links, local schools, shops and all local amenities. This spacious property comprises:- Entrance porch, dining area, kitchen, lounge. The first floor has three bedrooms and a family bathroom. To the outside there are gardens front and rear with the added benefit of gas central heating, double glazing and off road parking. This spacious property is highly recommended for viewing to appreciate all that is on offer.

**Porch**
UPVC double glazed window to front, uPVC double glazed entrance door to front.

**Lounge/Diner 22'6" x 15'5" (6.87m x 4.69m)**
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, stairs, open plan, uPVC double glazed entrance door to rear, door to:

**Kitchen 9'5" x 6'10" (2.87m x 2.09m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer, space for fridge/freezer,built in dishwasher built-in electric fan assisted oven, built-in gas hob with extractor hood, uPVC double glazed window to front.

**Bedroom 1 12'5" x 9'11" (3.79m x 3.02m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 9'9" x 7'11" (2.98m x 2.42m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 7'3" x 7'1" (2.21m x 2.17m)**
UPVC double glazed window to rear, radiator.

**Bathroom**
Three piece suite comprising deep bath, wash hand basin and low-level WC, tiled surround, uPVC double glazed window to front, door to:

**Landing**
Door to:

**Outside Front**
Enclosed garden with paved paths and garden with mature planting.

**Outside Rear**
Enclosed rear garden, and paved patio area.

**Off Road Parking Area.**

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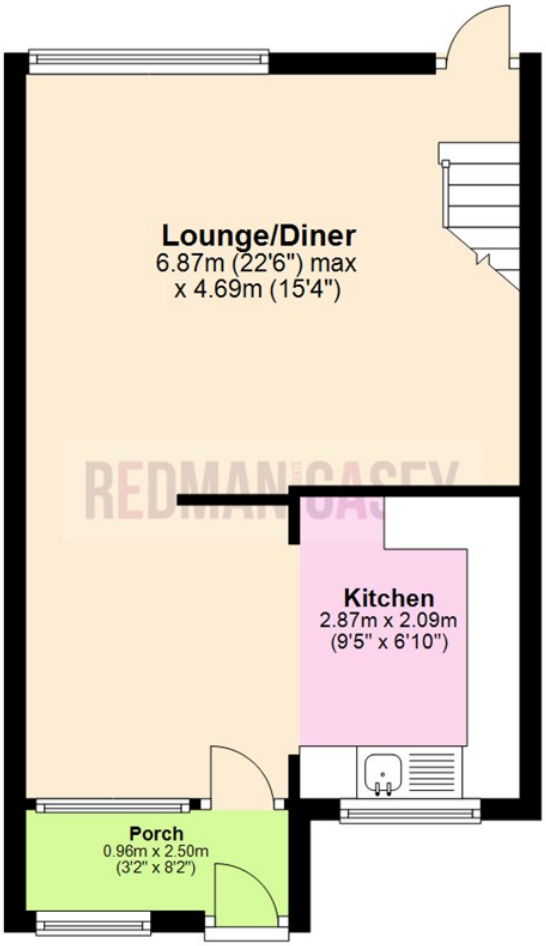
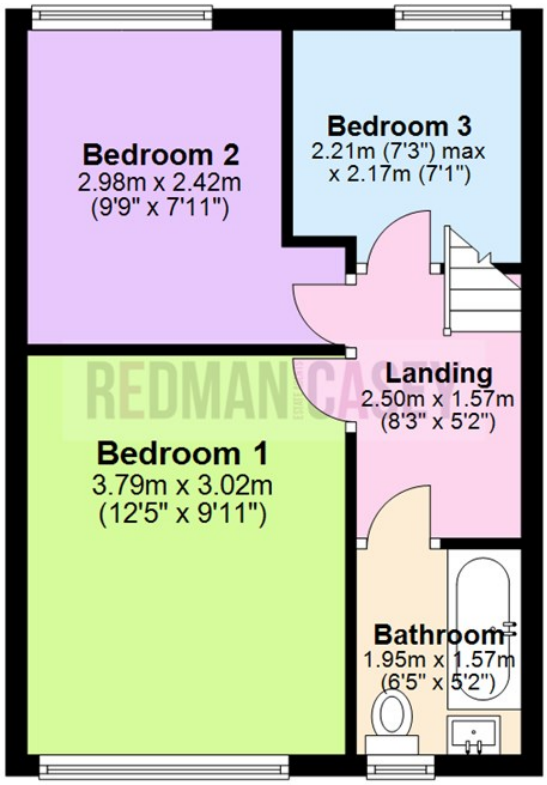
## Ground Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



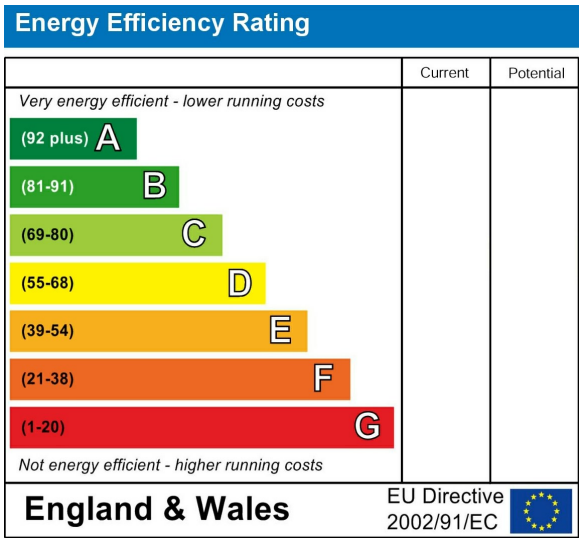

## First Floor

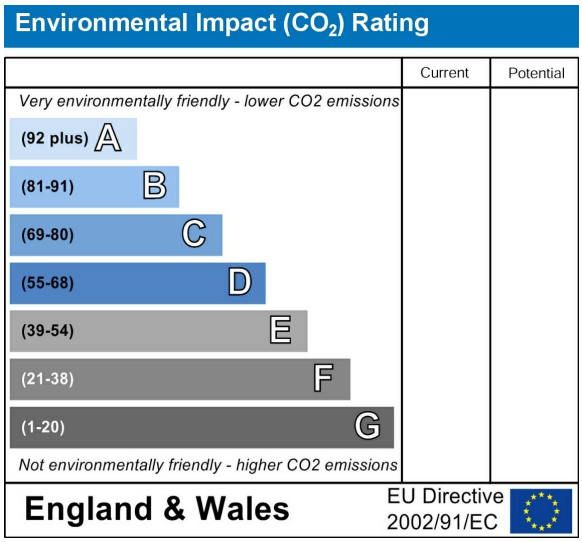
Approx. 32.2 sq. metres (346.5 sq. feet)




Total area: approx. 67.0 sq. metres (721.5 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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