REDMAN CASEY ESTATE AGENTS

## Kandersteg Chorley Old Road, Horwich, Bolton, BL6 6PS

## Offers In The Region Of £350,000

Link detached true bungalow situated in a residential location with stunning views front and rear. Close to locals schools, shops and all amenities. This spacious bungalow has three bedrooms and conservatory with off road parking and garage. Gardens to rear with patio seating area, the property benefits from double glazing, gas central heating and is sold with vacant possession and no onward chain. In need of modernisation, viewing is highly recommended.

- Link Detached Bungalow
- Garage/ off Road Parking
- Vacant Possession
- EPC On Order
- Three Bedroom
- No Chain
- Council Tax Band E
- Gardens To Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Three bedroom link detached bungalow with views to the rear over three counties. This spacious bungalow is in need of some modernisation but benefits from off road parking, garage, conservatory, double glazing, gas central heating with large garden to rear with patio seating area. The property comprises, Entrance hall, lounge diner, kitchen, utility, conservatory, garage, three bedrooms and a family bathroom. Viewing is recommended to appreciate the space location and all this property offers.
Sold with vacant possession and no onward chain.

**Entrance Hall**
Hardwood frosted double glazed window to side, uPVC double glazed window to front, door to Storage cupboard, door to:

**Lounge/Diner 12'10" x 22'10" (3.91m x 6.96m)**
UPVC double glazed box window to front, two hardwood double glazed windows to rear, ornamental fireplace with marble, two double radiators, hardwood double glazed entrance double door to Conservatory, door to:

**Kitchen 10'3" x 12'0" (3.12m x 3.66m)**
Fitted with a matching range of base and eye level units with drawers and cornice trims with single drainer, space for fridge/freezer, uPVC double glazed window to rear, double radiator, door to:

**Utility 4'5" x 8'7" (1.34m x 2.62m)**
Plumbing for automatic washing machine, uPVC obscure double glazed window to side, uPVC double glazed obscure entrance door to side, door to:

**Conservatory**
Two uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double glazed entrance door to side, door to:

**Garage**
With power and light connected, boiler serving heating system and domestic hot water, remote-controlled electric folding door.

**Landing**
Door to Storage cupboard, door to:

**Bedroom 1 13'10" x 13'7" (4.22m x 4.14m)**
UPVC double glazed window to front, double radiator.

**Bedroom 2 13'10" x 8'11" (4.22m x 2.72m)**
UPVC double glazed window to rear, double radiator.

**Bedroom 3 9'1" x 7'0" (2.77m x 2.13m)**
UPVC double glazed window to front, double radiator.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

**Bathroom**
Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with shower above and shower curtain and low-level WC, ceramic and tiling to all walls, two uPVC frosted double glazed windows to rear, heated towel rail.

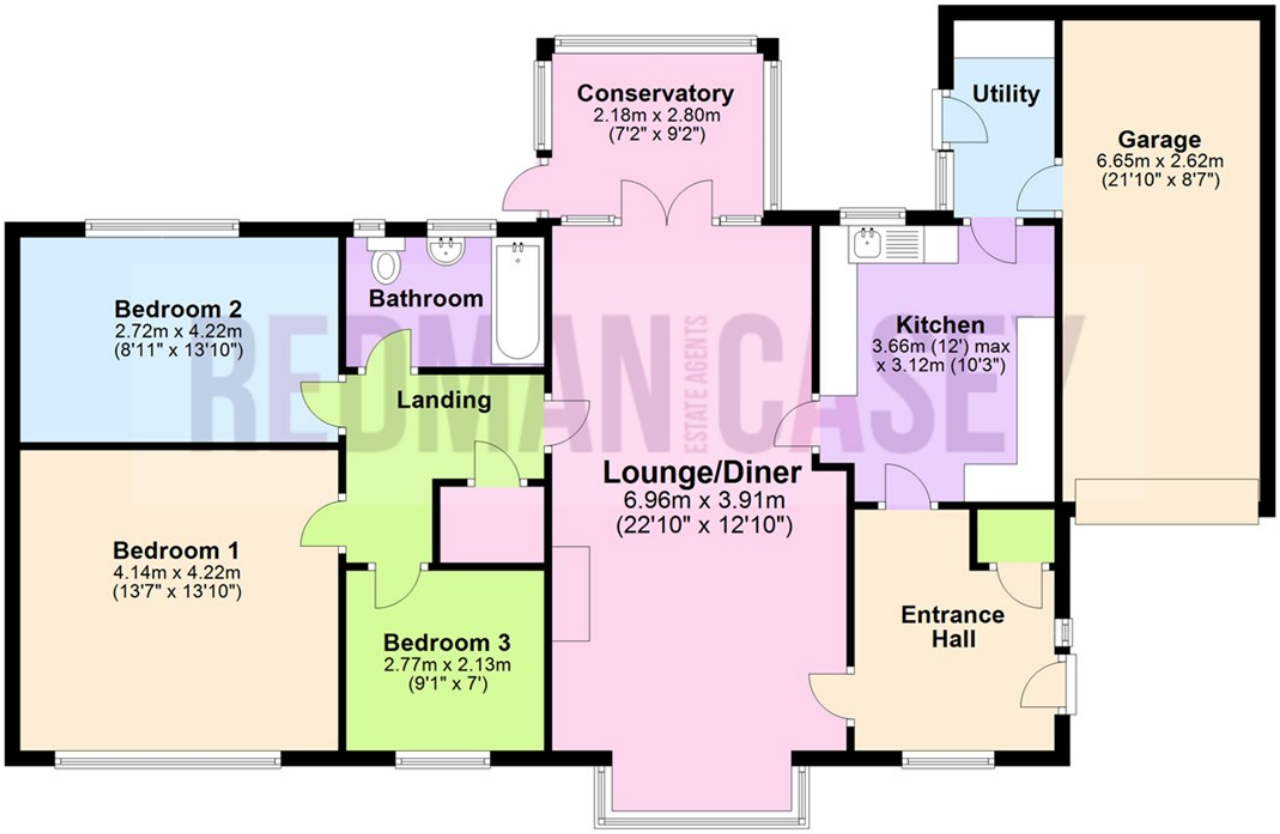
**Outside Front**
Paved area with driveway and off road parking leading to garage.

**Outside Rear**
Garden with mature planting patio seating area paved leading to garden sheds at side of building.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

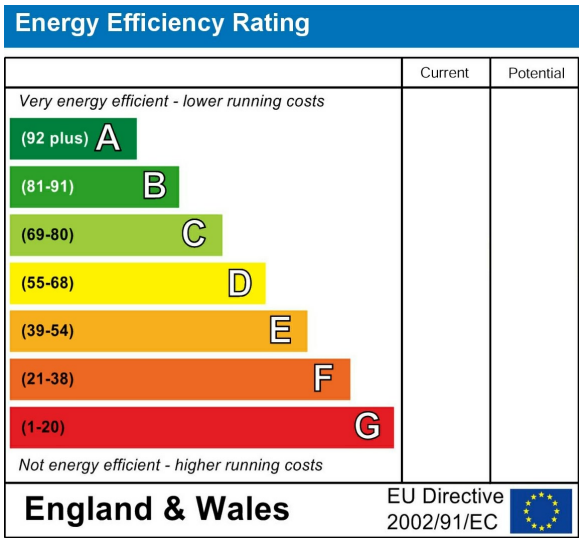
## Ground Floor

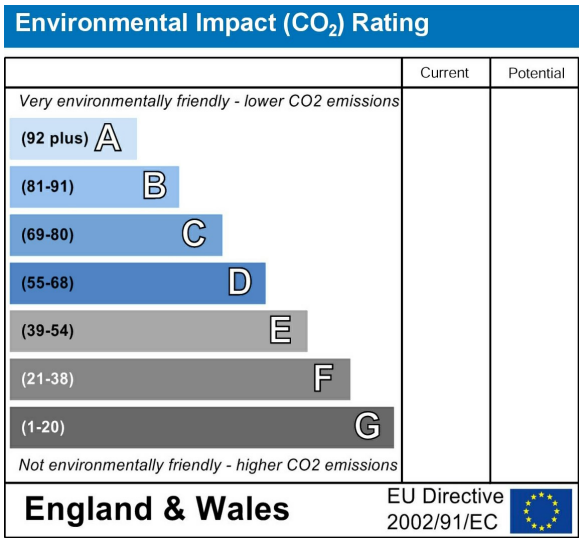
Approx. 101.8 sq. metres (1095.4 sq. feet)




Total area: approx. 101.8 sq. metres (1095.4 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