REDMAN CASEY ESTATE AGENTS

69 Leicester Avenue, Horwich, Bolton, BL6 7QY

Offers Around £200,000

Three bedroom semi detached property located in a very popular residential location close to local secondary and primary schools, local amenities, shops, transport links and easy walking distance to Rivington Country Park. This well presented spacious semi detached benefits from double glazing, gas central heating, front and rear gardens and off road parking. Viewing is recommended to appreciate the location, condition and all this property has to offer.

- Three Bedroom
- Off Road Parking
- Gas Central Heating
- Awaiting EPC
- Semi Detached
- Gardens Front And Rear
- Fully Double Glazed
- Council Tax Band A

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

Well presented three bedroom semi detached property located in a very popular location with easy access to Rivington Country Park, local primary and secondary schools, local shops and all amenities. This property comprises:- Entrance hall, lounge, dining room, kitchen, to the first floor there are three bedrooms and a family bathroom. Also benefiting from double, glazing, gas central heating, off road parking, gardens to front and large garden to rear with patio seating area. Viewing is highly recommended to appreciate the space, location and all this home has to offer.

Hall
Stairs, uPVC double glazed opaque entrance door to front:

Lounge 16'6" x 14'8" (5.03m x 4.47m)
UPVC double glazed window to front, double radiator, open plan, Storage cupboard.

Dining Room 11'0" x 10'2" (3.35m x 3.09m)
Double radiator, double door:

Kitchen 11'0" x 7'7" (3.35m x 2.32m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to side.

Bedroom 1 12'5" x 11'6" (3.78m x 3.50m)
UPVC double glazed window to front, storage cupboard, fitted wardrobe with full-length mirrored sliding door, hanging rail and overhead storage, radiator, double door, sliding door:

Bedroom 2 11'0" x 9'3" (3.35m x 2.82m)
UPVC double glazed window to rear, two radiators.

Bedroom 3 8'0" x 8'8" (2.44m x 2.64m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath with shower over, mixer tap and glass screen, wash hand basin with drawers, mixer tap and ceramic and tiling to all walls and low-level WC, uPVC opaque double glazed window to front, heated towel rail.

Landing
UPVC double glazed window to side, door to:

Outside Front
Garden fronted with path and driveway.

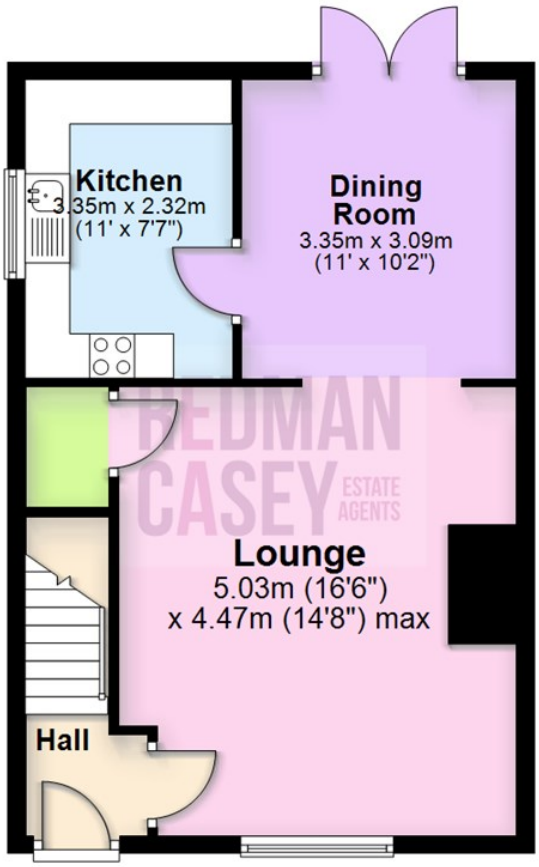
Outside Rear

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

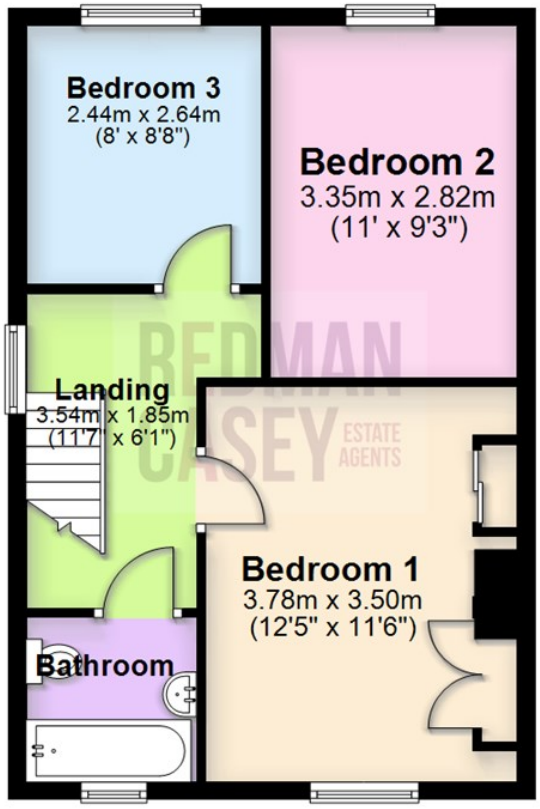
Large enclosed garden laid to lawn with mature planting and patio dining area.

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. 46.7 sq. metres (502.5 sq. feet)

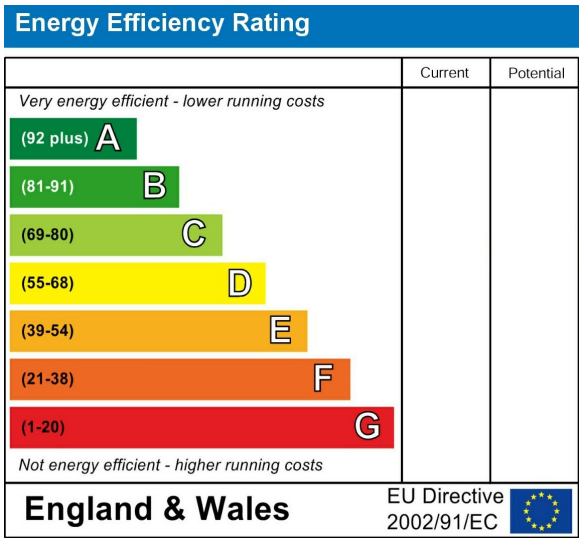


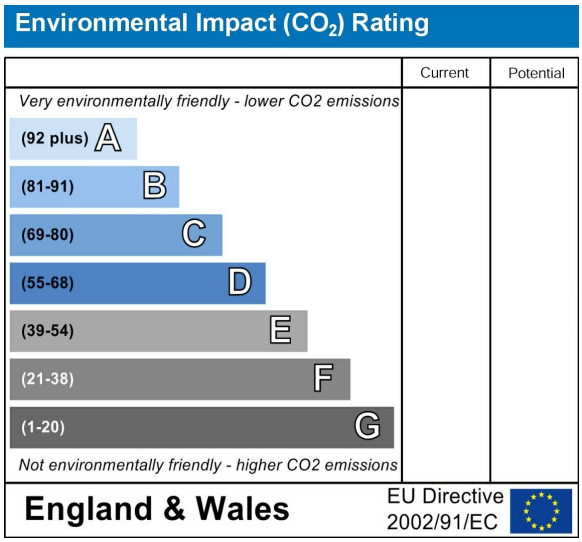
First Floor
Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 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