REDMAN CASEY ESTATE AGENTS

## 5 Penn Street, Horwich, Bolton, BL6 5NR

## Offers In The Region Of £160,000

Three bedroom mid terraced property, situated in a superb residential location. Close to local schools, shops and all local amenities. This large terraced property has some original features with a small extension to the rear. Offering spacious living with small garden to the front and enclosed private rear yard. Benefitting from gas central heating and double glazing this property is recommended for viewing to appreciate all that is on offer.

- Three Bedroom
- Garden Fronted
- Gas Central Heating
- Freehold
- Awaiting EPC
- Mid Terraced
- Good Location
- Double Glazing
- Council Tax Band A
- Extended Kitchen To Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Large three bedroom mid terraced property with kitchen extension to rear. Situated in a very popular residential location, close to all local amenities, schools and easy access to shops. The property comprises:- Entrance porch, hallway, lounge, dining room leading to a fully fitted kitchen. To the first floor there are three bedrooms two of which are doubles with fitted wardrobes and a family bathroom. To the outside there is a front garden and a enclosed rear yard with seating area. Benefitting from double glazing and gas central heating. This spacious well located property is recommended for viewing to appreciate all that is on offer.

**Inner Porch**
Door to:

**Hallway**
Radiator, stairs, door to:

**Lounge 12'2" x 12'1" (3.70m x 3.68m)**
Hardwood double glazed bay window to front, fitted coal effect gas fire set in brick built surround, double radiator.

**Kitchen/Dining Room 19'7" x 17'4" (5.96m x 5.29m)**
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, gas oven, hardwood double glazed window to rear, hardwood double glazed window to side, radiator, hardwood glazed frosted entrance door to rear.

**Bedroom 1 12'10" x 10'8" (3.91m x 3.24m)**
Hardwood double glazed window to front, built-in wardrobe(s) with full-length mirrored door, hanging rail, shelving and overhead storage, Storage cupboard, two built-in wardrobes with hanging rail, shelving and overhead storage, radiator, double door, door to:

**Bedroom 2 12'9" x 10'8" (3.89m x 3.24m)**
Hardwood double glazed window to rear, built-in wardrobe(s) with hanging rail, shelving and overhead storage, radiator, double door, door to:

**Bedroom 3 8'0" x 6'4" (2.44m x 1.94m)**
UPVC double glazed window to front, radiator, door to:

**Bathroom**
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, ceramic and tiling to all walls, hardwood frosted double glazed window to rear, radiator.

**Landing**

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**Outside Front**
Private garden with mature planting of shrubs and plants.

**Outside Rear**
Enclosed rear yard with patio seating area.

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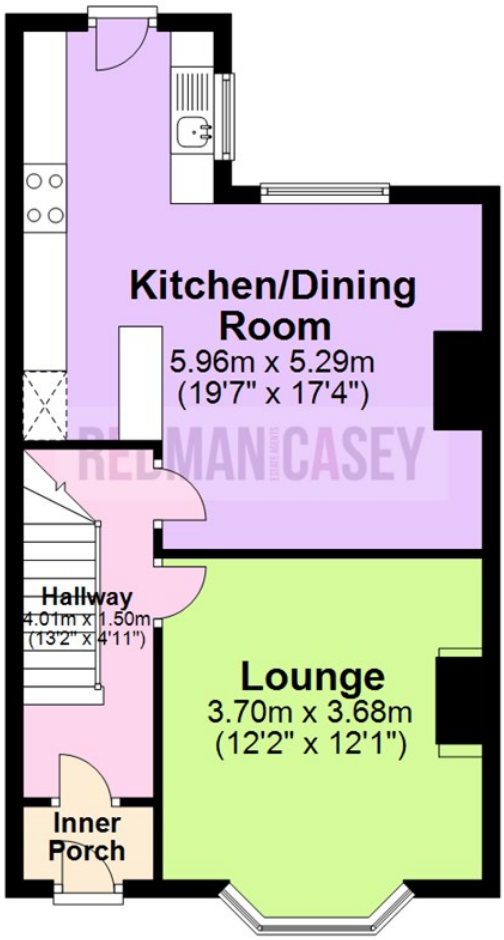
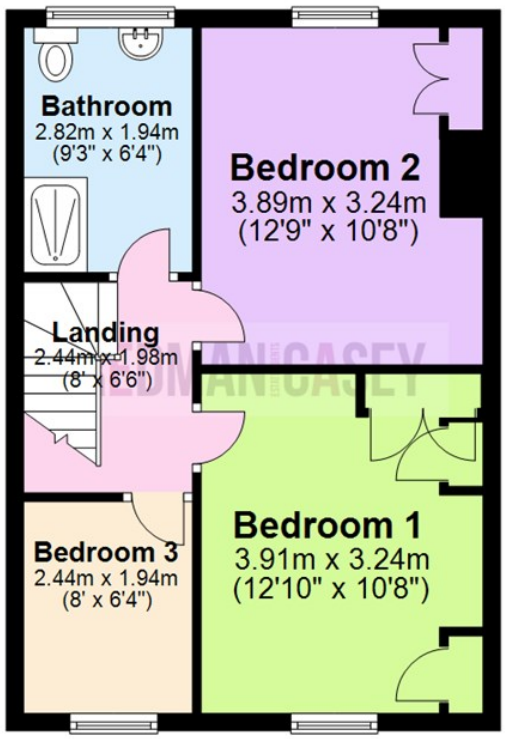
## Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



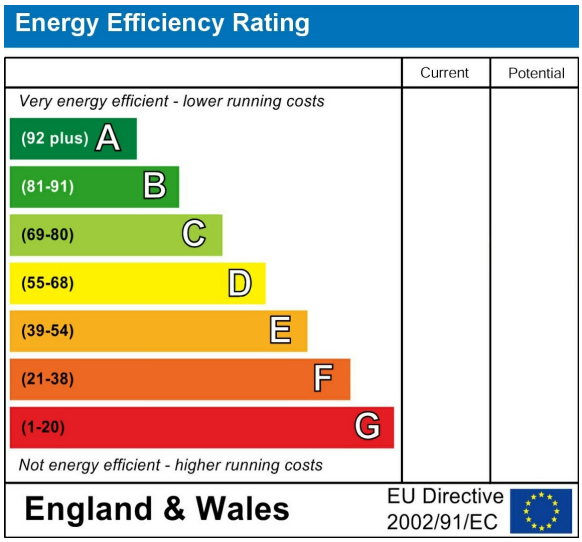

## First Floor

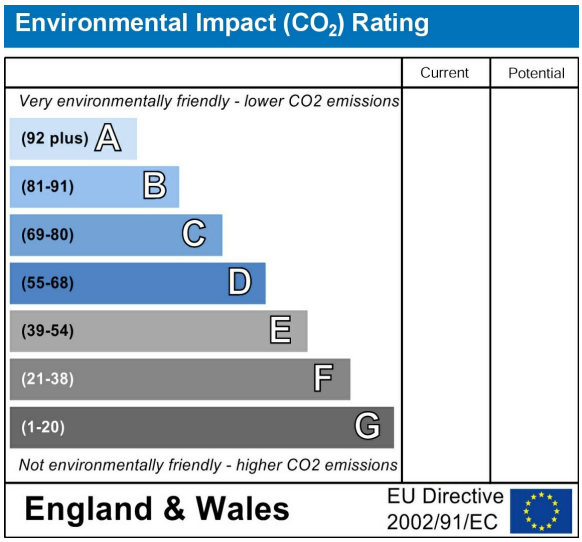
Approx. 41.8 sq. metres (450.1 sq. feet)




Total area: approx. 87.6 sq. metres (942.5 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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