

REDMAN CASEY ESTATE AGENTS

35 Thirlmere Avenue, Horwich, Bolton, Greater Manchester, BL6 6DS



Price £124,995

- 3 Bedrooms
- uPVC Double Glazing
- Conservatory
- 2 Receptions
- Fitted Kitchen
- South Facing Rear Garden

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



Porch

UPVC double glazed windows to sides, window to side, door to:

Hall

Electric storage heater, carpeted stairs to first floor landing, door to:

Lounge 11'9" x 12'9" (3.58 x 3.89)

Hardwood double glazed window to front, coal effect gas fire with feature surround and marble effect inset and hearth, coving to ceiling, open plan, door to built-in under-stairs storage cupboard. Open plan to;



Dining Area 7'10" x 9'7" (2.39 x 2.92)

Electric storage heater, coving to ceiling, double glazed patio door to conservatory, door to kitchen.

Conservatory

UPVC construction with uPVC double glazed windows and double glazed polycarbonate roof, window to rear, two windows to side, ceramic tiled flooring, door to garden.



Kitchen 6'4" x 9'7" (1.93 x 2.92)

Fitted with a matching range of beech effect base and eye level units with underlighting, drawers and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, window to rear, ceramic tiled flooring, door to garden.



Landing

Electric storage heater, door to:

Bedroom 3 6'8" x 6'9" (2.03 x 2.06)

UPVC double glazed window to front.

Bedroom 2 7'3" x 10'0" (2.21 x 3.05)

UPVC double glazed window to front, coving to ceiling.

Bedroom 1 9'1" x 12'5" (2.77 x 3.78)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rail, shelving and overhead storage, built-in airing cupboard housing, hot water tank.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with Triton electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to three walls, uPVC frosted double glazed window to rear.



Front

Open plan front, enclosed by timber fencing and mature hedge to sides, double width block paved driveway to the front with car parking space for two cars.

Rear

South facing rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with timberdecking with steps down to lawned area and shrub borders, outside cold water tap, security lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

