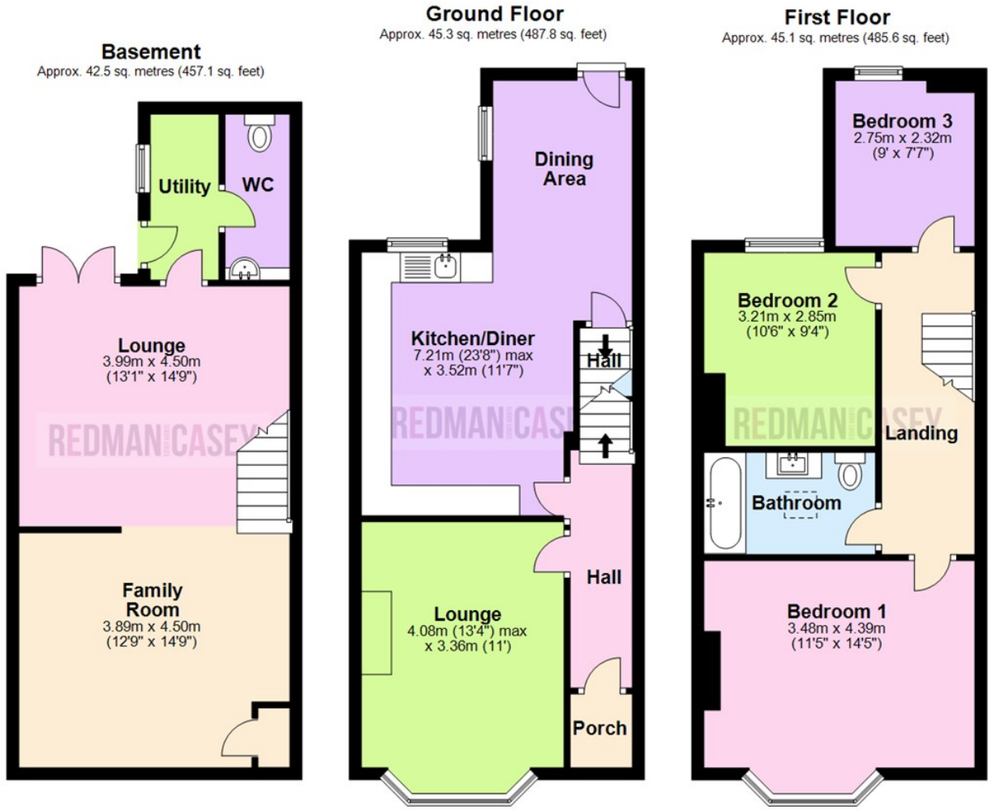
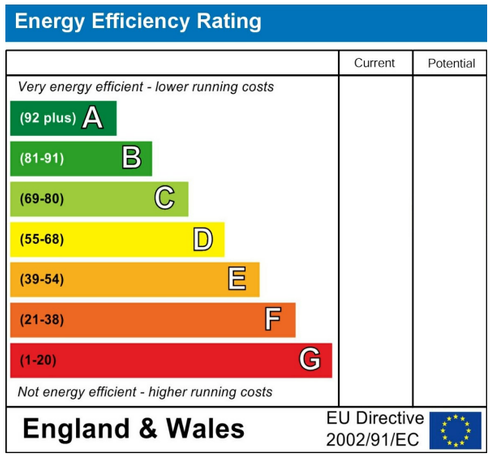
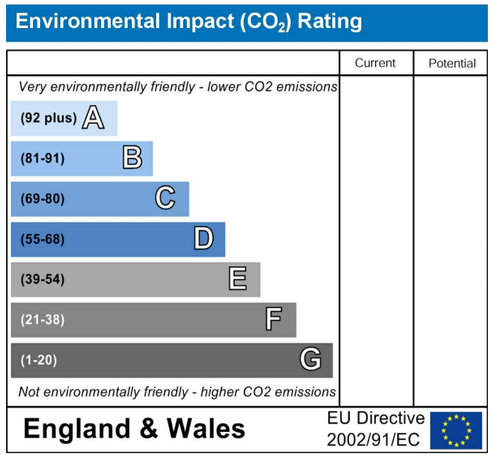


Total area: approx. 132.9 sq. metres (1430.5 sq. feet)

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 gaurantee 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

REDMAN CASEY ESTATE AGENTS

4 Daisyfield Chorley New Road, Horwich, Bolton, Lancashire, BL6 6HA

Superb family home situated within easy access of local schools, shops and transport links. Having undergone major refurbishment the property offers excellent accommodation over three floors with three spacious reception rooms, three generous bedrooms, stunning kitchen dining area and beautiful bathroom. The property must be seen to appreciate all that is on offer, sold with no chain and vacant possession

Offers In The Region Of £200,000

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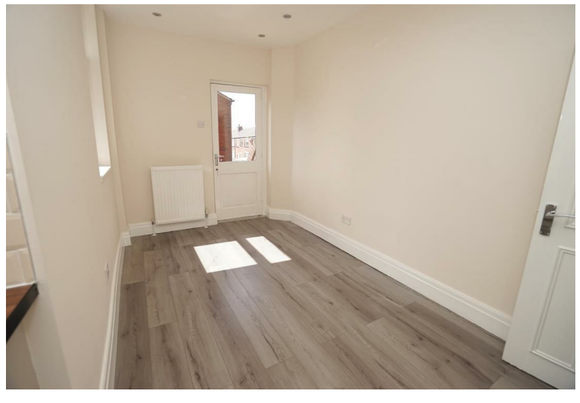

Having undergone major refurbishment this superb family property offers excellent accommodation for a growing family which comprises :- Porch, lounge, newly fitted kitchen with open plan dining area off. To the basement there is a family room open plan to a further lounge area, utility and wc. To the first floor there are three generous bedrooms and bathroom refitted with a superb modern white suite. Outside there is a small garden to the front and to the rear is an enclosed paved courtyard with access for off road parking. The property is sold with no chain and vacant possession and viewing is highly recommended

Ground Floor

Porch
Original terracotta tiled flooring, door to:

Hall
Radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
13'5" x 11'0" (4.08m x 3.36m)
Double glazed bay window to front, fireplace, double radiator, coving to ceiling.

Kitchen/Diner
23'8" x 11'7" (7.21m x 3.52m)
Fitted with a matching range of modern light grey base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge, freezer and dishwasher, range with extractor hood over, double glazed window to rear, double glazed window to side, two double radiators, laminate flooring. DINING AREA 4.36m (14'4") x 3.36m (11'): door to:

Hall
Carpeted stairs to basement.

Basement

Family Room
12'9" x 14'9" (3.89m x 4.50m)
Built-in storage cupboard, radiator, Recess wired for flat screen tv, ceiling with recessed spotlights, open plan to:

Lounge
13'1" x 14'9" (3.99m x 4.50m)
Radiator, double french doors to courtyard, door to:

Utility
9'0" x 3'9" (2.75m x 1.14m)
Plumbing for washing machine, double glazed window to side, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to courtyard, door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin with mixer tap and tiled splashback and low-level WC, heated towel rail, ceramic tiled flooring.

First Floor

Landing
Radiator, ceiling with recessed spotlights, door to:

Bedroom 1
11'5" x 14'5" (3.48m x 4.39m)
Double glazed bay window to front, double radiator.

Bedroom 2
10'6" x 9'4" (3.21m x 2.85m)
Double glazed window to rear, radiator.

Bedroom 3
9'0" x 7'7" (2.75m x 2.32m)
Double glazed window to rear, radiator.

Bathroom
Recently refitted with three modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, ceramic tiling to all walls, extractor fan, Lightwell giving natural daylight, heated towel rail.

Outside
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, paved pathway leading to front entrance door. Enclosed by brick wall to sides, large paved sun patio, folding wooden gates giving rear vehicular access.