REDMAN CASEY ESTATE AGENTS

29 Fairways, Horwich, Bolton, Lancashire, BL6 5QA

£210,000

Recently refurbished three Bedroom semi-detached property in a very popular residential location. Close to local shops, schools and all local amenities. The property also benefits from double glazing, gas central heating, gardens front and rear, off road parking garage conversion to office/workshop space with it own separate entrance. Sold with vacant possession and no onward chain. Viewings are highly recommended to appreciate all that is on offer.

- Semi Detached
- Garage Conversion
- Gas Central Heating
- Off Road Parking
- EPC Rating D
- Three Bedroom
- Gardens Front And Rear
- Double Glazing
- No Chain Vacant Possession.
- Council Tax C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Recently refurbished three Bedroom semi-detached property in a very popular residential location. Close to local shops, schools and all local amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen.
To the upstairs there are three bedrooms two of which are double and family bathroom. The garage has been converted to a office / workshop space with its own separate entrance. To the outside there are gardens front and rear with driveway providing off road parking. The property also benefits from double glazing, gas central heating, and great views to the front, patio seating area to the rear in a fully enclosed private garden. Sold with vacant possession and sold with no chain. The property is highly recommended for viewing to appreciate all that is on offer.

Hall
Stairs, door to:

Lounge 13'7" x 10'11" (4.15m x 3.32m)
UPVC double glazed bow window to front, coal effect gas fire fireplace set in feature mock Victorian style surround, radiator, open plan to:

Dining Room 9'1" x 9'1" (2.78m x 2.78m)
UPVC double glazed window to rear, radiator.

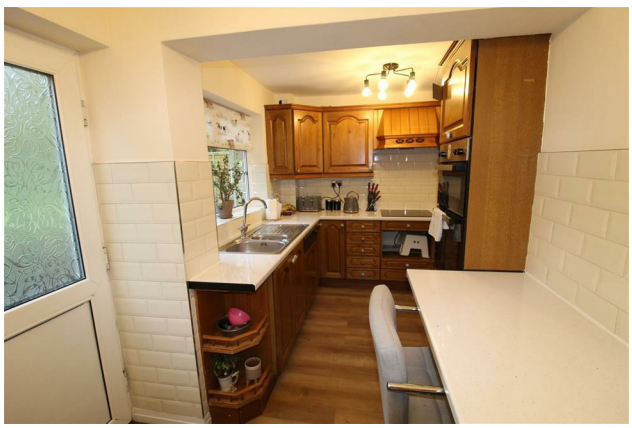
Kitchen 9'1" x 14'5" (2.78m x 4.39m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer, fridge/freezer, plumbing for automatic washing machine and dishwasher, built-in electric fan assisted oven, built-in electric ceramic hob with extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed entrance door to rear, door to:

Office/Work Station 10'0" x 7'5" (3.05m x 2.27m)
UPVC double glazed window to front, uPVC double glazed entrance door to front, door to Storage cupboard.

Bedroom 1 13'0" x 10'1" (3.96m x 3.07m)
UPVC double glazed window to front, fitted with a range of wardrobes built-in wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, twoStorage cupboard, radiator, three double doors, door to:

Bedroom 2 10'0" x 10'1" (3.05m x 3.07m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'7" x 5'8" (2.93m x 1.73m)
Window to front, radiator, door to Storage cupboard, door to:



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Bathroom
UPVC frosted double glazed window to rear, heated towel rail.

Landing
Door to:

Outside Front
Garden fronted with driveway and path to front door, laid mainly to lawn.

Outside Rear
Enclosed rear garden with patio seating area, lawn and mature planting and flower beds.

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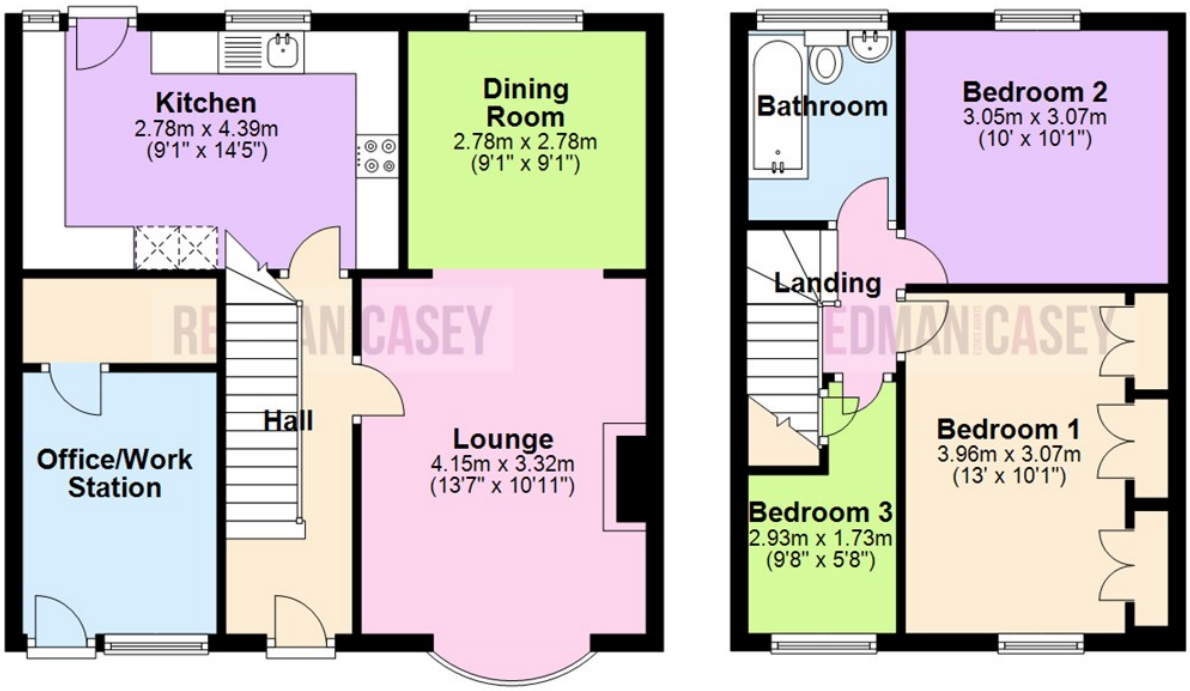
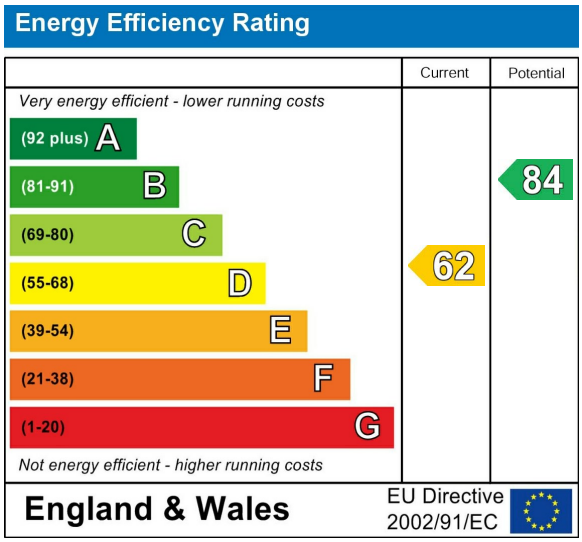
Ground Floor
Approx. 48.1 sq. metres (517.4 sq. feet)

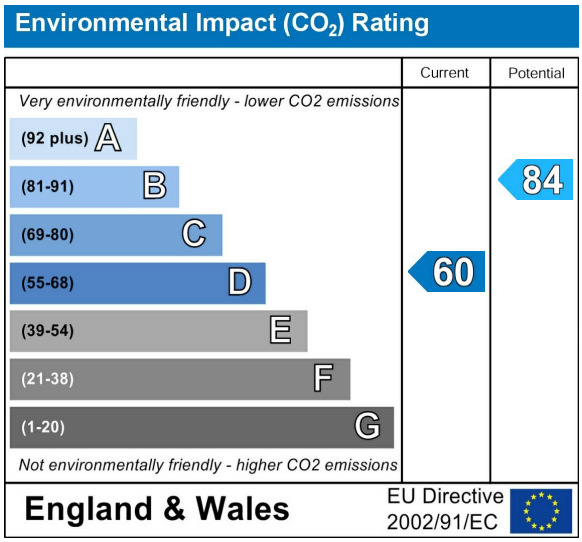
First Floor
Approx. 35.4 sq. metres (380.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 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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