REDMAN CASEY ESTATE AGENTS

44 Ormston Avenue, Horwich, Bolton, Lancashire, BL6 7EB

Asking Price £140,000

Three bedroom mid terraced property. This property offers spacious living in a great residential location close to local schools, shops and all local amenities. Close proximity to Rivington country park and commanding views to the front. Also benefits from double glazing, gas central heating and enclosed garden to the rear with patio seating area.
Viewing advised.

- 3 Bedroom
- Elevated Position
- Double Glazing
- Semi Detached
- Gas Central Heating
- Gardens Front and Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom mid terraced property in a residential location. The property comprises:- entrance hall, lounge, kitchen diner, utility room. To the first floor there are three bedrooms and a family bathroom. To the front there is a small garden area and a fully enclosed rear garden with mature planting, laid mainly to lawn and a patio seating area. Benefiting from gas central heating and double glazing this property is close to local schools, shops, and all local amenities and the added benefit of being close to Rivington Country Park.
Viewing is highly recommended.

Entrance Hall
UPVC double glazed window to front, stairs, uPVC double glazed opaque door to side, door to:

Lounge 15'11" x 10'11" (4.85m x 3.33m)
UPVC double glazed window to front, uPVC double window to rear, double radiator, door to:

Kitchen/Diner 9'7" x 11'9" (2.92m x 3.58m)
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 extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to rear, open plan, door to:

Utility 6'0" x 11'9" (1.83m x 3.58m)
Double radiator, uPVC double glazed opaque door to front.

Landing
Door to:

Bedroom 1 15'11" x 8'6" (4.85m x 2.58m)
UPVC double glazed window to rear, uPVC double glazed window to front, three built-in wardrobes with hanging rails, shelving and overhead storage, Airing cupboard, double radiator, double door, door to:

Bedroom 2 9'7" x 7'5" (2.92m x 2.27m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 6'2" x 10'11" (1.88m x 3.33m)
UPVC double glazed window to front, double radiator, door.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, double radiator.

Outside Front
Small garden area.

Outside Rear

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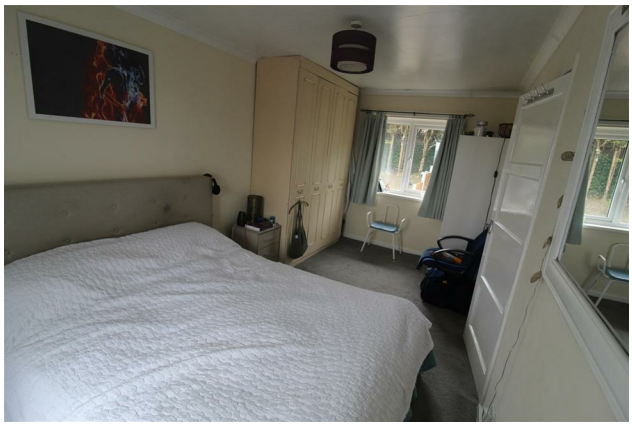
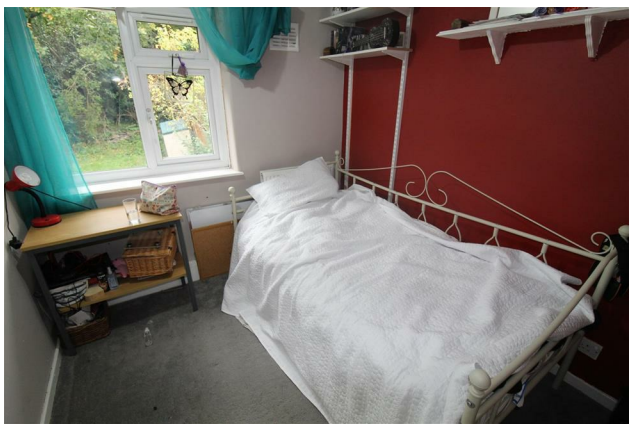
Enclosed garden area laid mainly to lawn with mature planting, and patio seating area.





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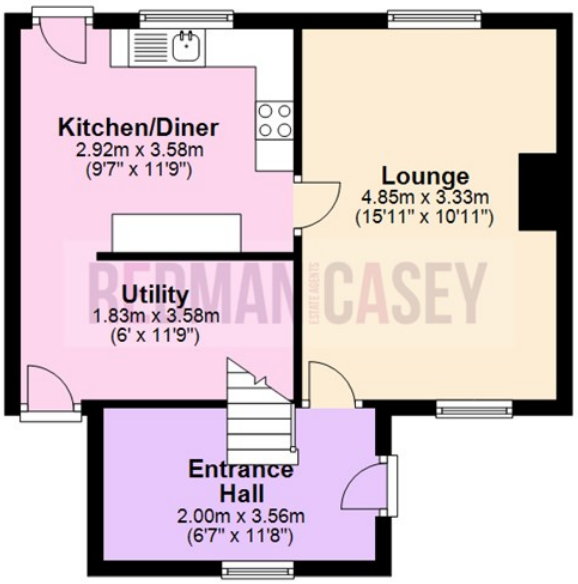
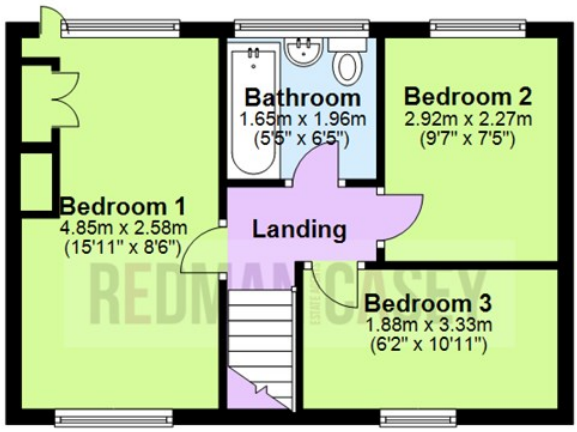
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



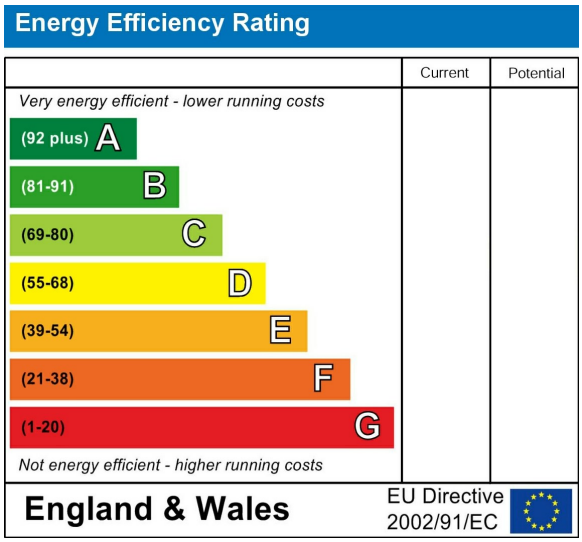
First Floor

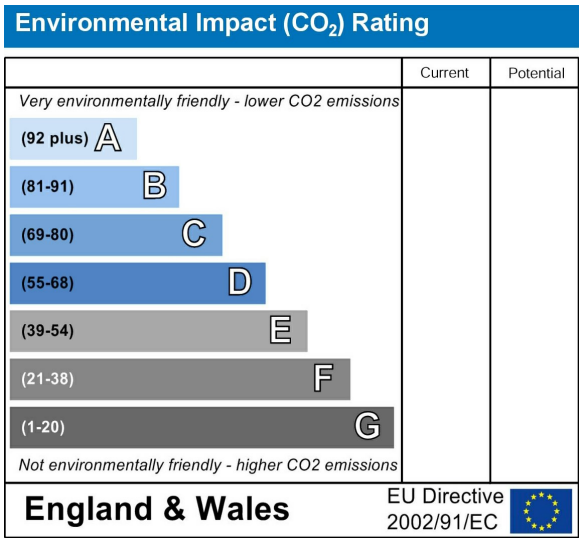
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 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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