REDMAN CASEY ESTATE AGENTS

16 Kensington Drive, Horwich, Bolton, BL6 6AE

£299,995

A three bed detached family home positioned on a popular development with elevated open views to the front and offered in good decorative order throughout with flexible living accommodation with potential future scope to extend comprising, hall, cloakroom wc, L shaped lounge, dining room, kitchen, conservatory. On the upper level three bedrooms and a three piece bathroom. Externally to the front open plan gardens with ample driveway parking leading to a detached garage and to the rear an enclosed garden with lawn and patio areas. Early viewing is simply a must!

- 3 Bedroom Detached
- Conservatory
- Freehold Property
- EPC Rating D
- 2 Reception Rooms
- Detached Garage
- No Chain
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Kensington drive, Horwich this three bed detached family home offers excellent accommodation comprising, hall, cloakroom wc L shaped lounge, dining room, kitchen and conservatory. On the upper level there are three bedrooms two have built in double wardrobes and there is a three piece bathroom suite. Externally to the front there are open plan gardens, spacious drive offering parking for 2/3 cars leading to a detached single garage and to the rear there is a garden with lawn and patio areas. The property is well located for local schools, amenities, the village centre of Horwich offering a wealth of local businesses, shops, cafes, pubs and restaurants. Also in proximity Middlebrook retail park, local country walks such as Rivington Pike and Winter Hill and motorway access and train station. Early viewing is recommended to appreciate.

Entrance Hall
Frosted window to front, radiator, entrance door, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, half height ceramic tiling to three walls.

Lounge 16'5" x 12'4" (5.01m x 3.76m)
UPVC double glazed box window to front with views of Horwich Parish Church and open countryside, coal effect gas fire with timber surround and marble effect inset and hearth, double radiator, radiator, two wall lights, coving to textured ceiling, patio door to:

Conservatory
UPVC construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, three windows to side, vinyl flooring, door to:

Rear Porch
Stairs, uPVC double glazed door, door to:

Kitchen 7'10" x 9'1" (2.38m x 2.77m)
Fitted with a matching range of white base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, wall mounted gas boiler serving heating system and domestic hot water, door to:

Dining Room 8'4" x 9'1" (2.53m x 2.77m)
UPVC double glazed window to front, radiator, wall light, coving to textured ceiling.

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Landing
UPVC double glazed window to front, radiator, door to:

Bedroom 1 9'7" x 12'8" (2.92m x 3.87m)
UPVC double glazed window to rear, built-in double wardrobes, radiator, door.

Bedroom 2 9'3" x 9'7" (2.82m x 2.92m)
UPVC double glazed window to rear, built-in double wardrobes, radiator, door to built-in airing cupboard housing, hot water cylinder.

Bedroom 3 6'7" x 9'4" (2.01m x 2.84m)
UPVC double glazed window to front with panoramic views of open countryside, Rivington Pike and Horwich Parish Church. built-in storage cupboard, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, shaver point, uPVC frosted double glazed window to front, radiator, vinyl flooring, PVC panelled ceiling with spotlights.

Outside
Open plan front garden, paved pathway leading to front entrance door with lawned area, driveway to the side leading to garage and with car parking space for two /three cars.
Enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, paved pathway, paved sun patio, side gated access, detached brick built garage, power and light connected, up and over door to front.

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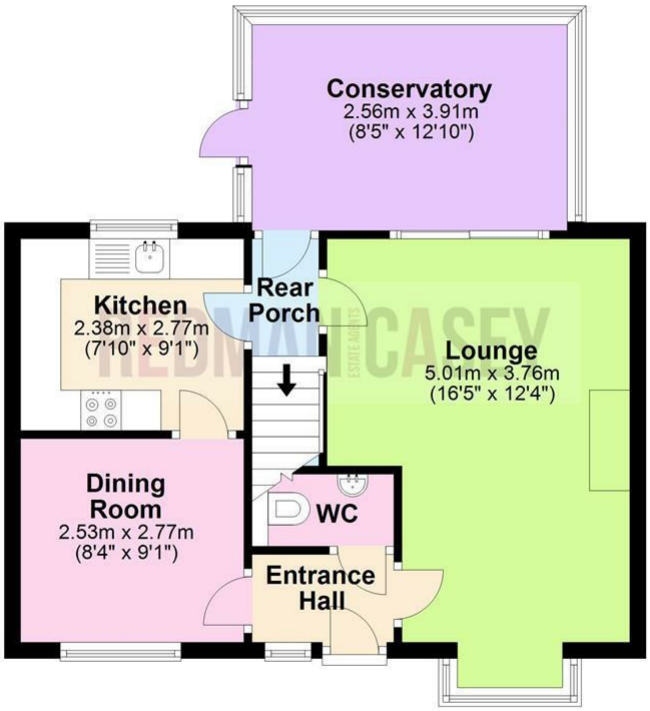
Ground Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



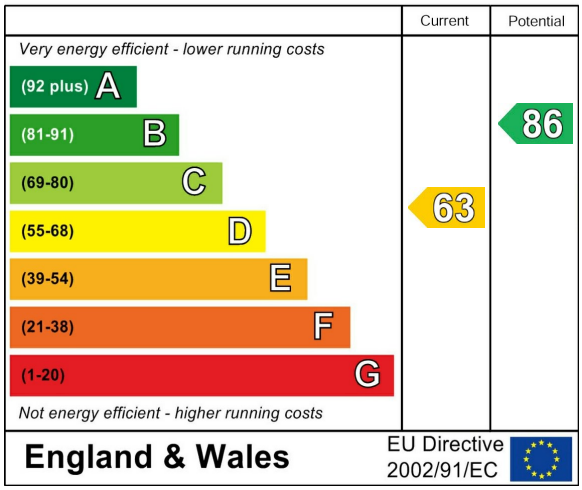
First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)

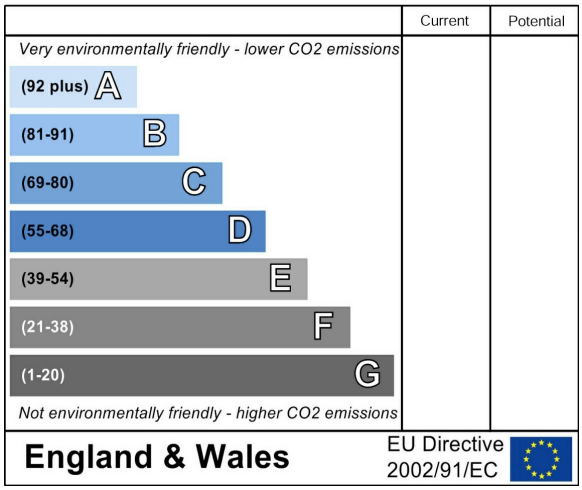
Total area: approx. 85.3 sq. metres (918.7 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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