REDMAN CASEY ESTATE AGENTS

22 Fox Street, Horwich, Bolton, Lancashire, BL6 5NZ

Offers Over £142,000

A stunning spacious bay fronted terraced home offered with no onward chain with hall, lounge, dining room, fitted kitchen, three piece bathroom, three bedrooms, gas central heating, double glazed windows, low maintenance patio's, viewing essential.

- 3 Bedrooms
- No Chain
- Low Maintenance Patio
- 2 Reception Rooms
- Good Decorative Order Throughout
- Close To Amenities & Commuting Links

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

Positioned on Fox street, Horwich this spacious bay fronted terraced home presented in immaculate order throughout and offered with no onward chain. The property offers versatile and flexible living accommodation comprising entrance hall, lounge, dining room, fitted kitchen, landing providing access to three bedrooms and a three piece bathroom suite. Externally to the front a flagged path and gravel bedded area with traditional hedge to border and low maintenance flagged patio area to the rear. The property benefits from having gas central heating and double glazed windows. This residence would ideally suite first time buyers, working professionals and growing families as the property is located close to motorways, bus routes, local train station and regarded schooling. for modern retail Middlebrook retail park is to hand and those wanting to visit the local village in Horwich there are local shops and businesses, cafes, pubs, restaurants and cocktail bars. For the enthusiastic ramblers and dog walkers Winter Hill and Rivington Pike and Barn are within reach. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Hall
Entrance hall accessed via communicating door to front with glass panelling, stairs rise to upper level, doors lead to further accommodation, under stairs storage cupboard, laminate flooring, wall mounted radiator.

Lounge 12'0" x 11'1" (3.65m x 3.37m)
Access from the hall to lounge with double glazed bay window to front aspect, power points, wall mounted radiator, feature fireplace with marble effect back panel, hearth and ornate surround.

Dining Room 13'3" x 11'1" (4.03m x 3.37m)
Positioned to the rear elevation with laminate flooring, double glazed window, access to kitchen, wall mounted radiator, power points.

Kitchen 12'8" x 5'10" (3.87m x 1.77m)
Modern kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, integrated oven & grill with hob over and extractor. plumbed for washing facilities, space for fridge, inset sink with mixer tap, door to rear, double glazed window.

Landing
Stairs rise to first floor landing with doors leading to further accommodation.

Bedroom 1 12'0" x 11'1" (3.65m x 3.37m)
Good sized double room with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window to front elevation.

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Bedroom 2 13'3" x 11'1" (4.03m x 3.37m)
Accessed off the landing to bedroom two another good sized double room with double glazed window to rear, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 3 8'4" x 6'7" (2.54m x 2.01m)
Situated to the front elevation with double glazed window, power points, wall mounted radiator.

Bathroom
Three piece suite with low level W.C., pedestal mounted vanity wash basin, panelled bath with shower over and screen, partial tiled elevations, double glazed frosted windows.

Outside
To the front a stone flagged path with gravel bedded area with surrounding traditional hedges. To the rear a low maintenance stone flagged patio with traditional borders.

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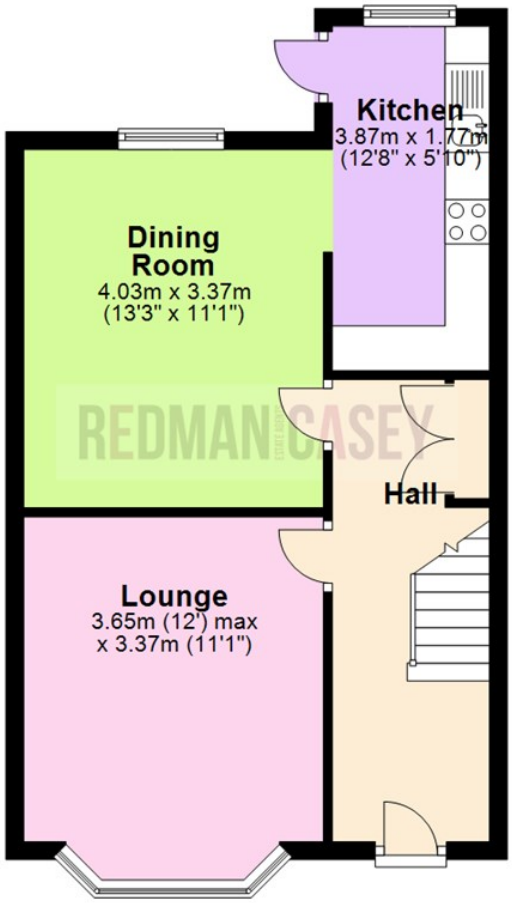
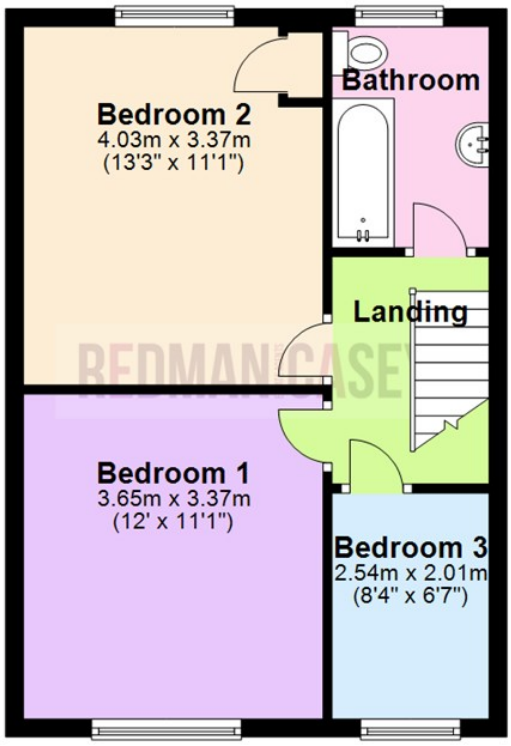
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



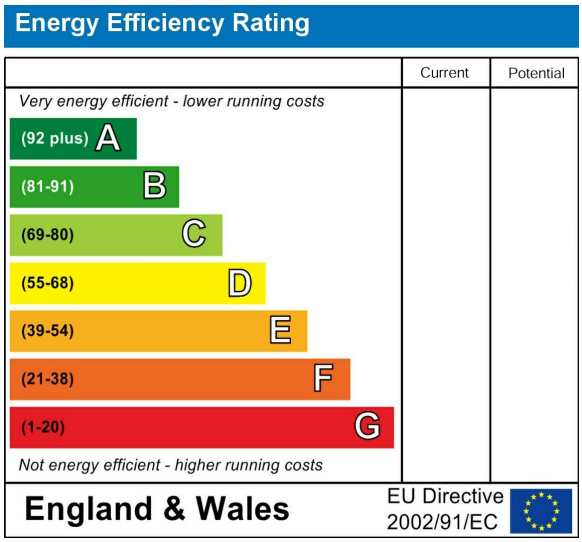
First Floor

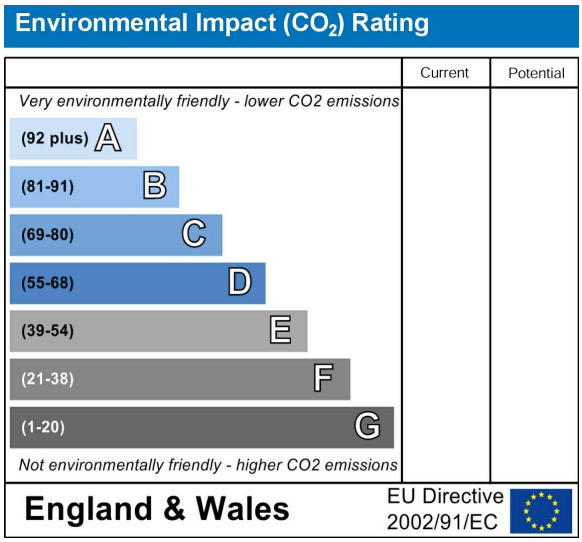
Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 84.3 sq. metres (907.6 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.





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