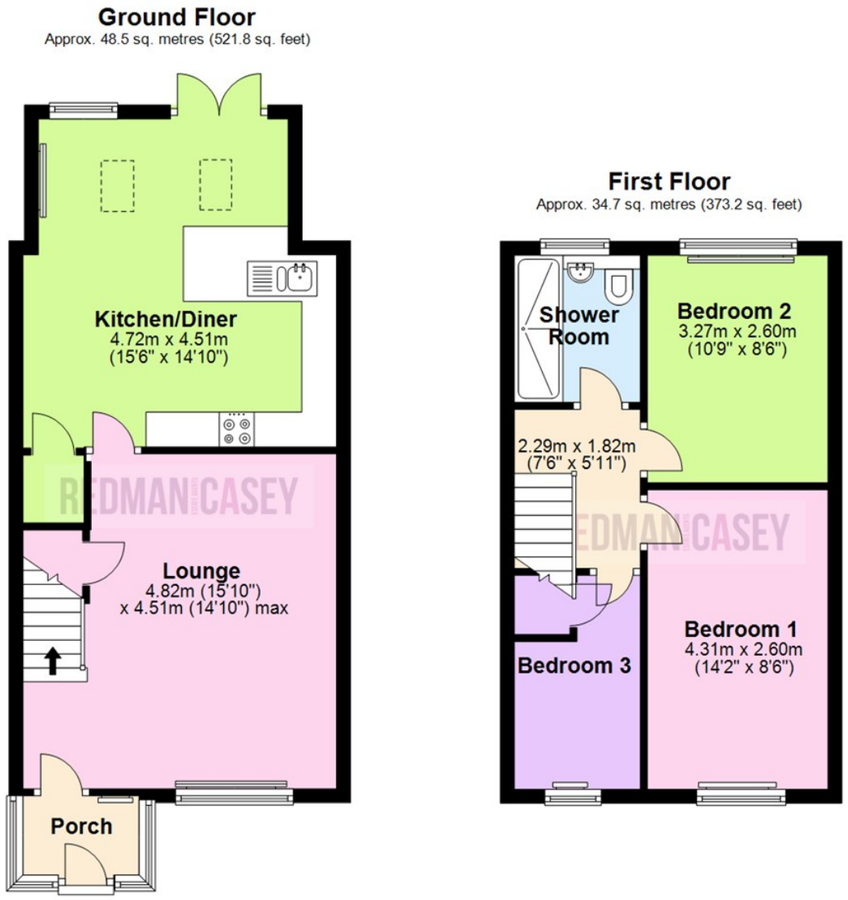
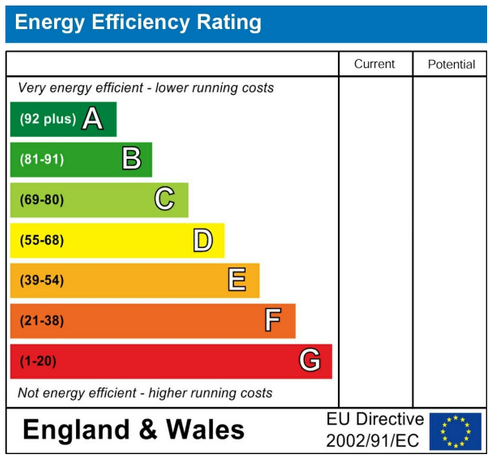
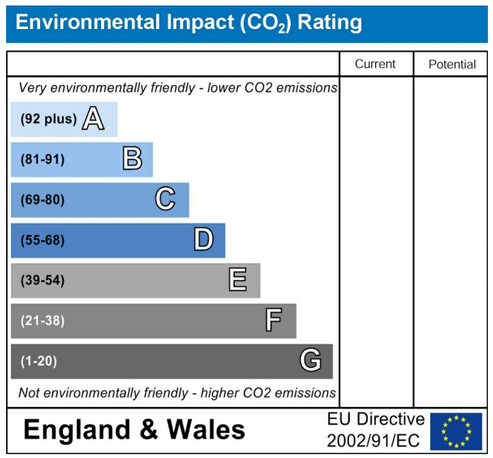


Total area: approx. 83.1 sq. metres (895.0 sq. feet)

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.





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 Pendle Drive, Horwich, Bolton, BL6 7HP

Superbly presented and extended mid town house, ideally located for access to local amenities, Horwich Town centre and Rivington countryside. The property offers excellent accommodation that has been updated and improved by the current owners to a high standard throughout. Spacious lounge, extended dining kitchen with a range of modern units with built in appliances. Three bedrooms and modern shower room. Landscaped rear gardens with large patios and pergola. off road parking to the front. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £215,000

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

Situates just outside the centre of Horwich this extended stunning town house property offers fantastic accommodation which has bee modernised and improved throughout by the current owners to a high standard of fit and finish. The property comprises : Porch, spacious lounge, extended dining kitchen with a modern range of grey units with built in appliances and french doors to the rear garden. To the first floor there are three bedrooms and shower room fitted with a modern three piece white suite. outside there is a spacious driveway to the front with off road parking for 1-2 cars depending on size. To the rear is a landscaped garden offering easily maintained garden area wit paved patios shed and greenhouse along with a covered pergola. Viewing is essential to appreciate all that is on offer.

Porch
Two uPVC frosted double glazed windows to side, two uPVC frosted double glazed windows to front, Feature vertical double radiator, double glazed composite entrance door, door to:

Lounge
15'10" x 14'10" (4.82m x 4.51m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, double radiator, laminate flooring, ceiling with recessed spotlights, carpeted stairs to first floor landing, door to:

Kitchen/Diner
15'6" x 14'10" (4.72m x 4.51m)
Fitted with a matching range of modern grey base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl composite with stainless steel mixer tap, plumbing for washing machine, space for American style fridge/freezer, built-in twin eye level electric ovens, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, two skylights, Storage cupboard, double radiator, tiled flooring, ceiling with recessed spotlights, double glazed french double doors to garden, door.

Landing
Door to:

Bedroom 1
14'2" x 8'6" (4.31m x 2.60m)
UPVC double glazed window to front, radiator.

Bedroom 2
10'9" x 8'6" (3.27m x 2.60m)
UPVC double glazed window to rear, double radiator.

Bedroom 3
10'1" x 6'0" (3.08m x 1.82m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, door to:

Shower Room
Fitted with modern white suite comprising double shower enclosure with rainfall shower and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Frontage, paved driveway to the front with car parking space for 1-2 cars.
Landscaped rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with raised flower and shrub borders, aluminium greenhouse, garden shed, timber pergola, rear gated access.