REDMAN CASEY ESTATE AGENTS

8 Knowsley Grove, Horwich, Bolton, Lancashire, BL6 6EZ

£117,500

Well presented three bedroom mid terraced property offering excellent accommodation with spacious rear garden offering potential for expansion. The property is gas central heated and double glazed and would make a fantastic first purchase or buy to let investment. Viewing is essential to appreciate.

- 3 Bedrooms
- Gas Central Heating and Double Glazing
- Viewing Essential
- Lounge and Breakfast Kitchen
- Generous Rear Garden
- EPC Rating C

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

Situated in this popular area of Horwich the property offers excellent accommodation for a first purchase, downsizer or indeed a buy to let investor, The property is ideally positioned to give access to local shops, schools and transport links for both road and rail and comprises :- Hall, lounge, breakfast kitchen and pantry. To the first floor there are three bedroom and bathroom fitted with a modern three piece white suite. Outside there is an enclosed gravelled area at the front, whilst to the rear is a private garden with gravelled areas and paved step stone path, viewing is essential to appreciate all that is on offer.

Hallway
Laminate flooring, carpeted stairs to first floor landing, uPVC half double glazed entrance door, door to:

Lounge 10'5" x 13'3" (3.17m x 4.04m)
UPVC double glazed window to front, fireplace with timber surround and tiled inset and hearth, radiator, door to:

Kitchen 6'10" x 13'3" (2.08m x 4.04m)
Fitted with a matching range of base and eye level units with worktop space, breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, laminate tiled flooring, uPVC door to garden, open plan to:

Pantry 10'7" x 2'8" (3.22m x 0.81m)
Wall mounted gas combination boiler serving heating system and domestic hot water, space for fridge and freezer, uPVC frosted double glazed window to rear, laminate tiled flooring.

Landing
Door to:

Bedroom 1 9'11" x 9'2" (3.01m x 2.79m)
UPVC double glazed window to front, radiator.

Bedroom 2 7'7" x 9'2" (2.31m x 2.79m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'8" x 6'11" (2.03m x 2.11m)
UPVC double glazed window to front, radiator, laminate flooring.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside

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Frontage, stepping stone path leading to front entrance door with gravelled area, enclosed by dwarf brick wall to the front and and timber fencing to both sides.
Private rear garden, enclosed by timber fencing to rear and sides with gravelled area and stepping stone path, rear gated access, circular sun patio, built in coal store.

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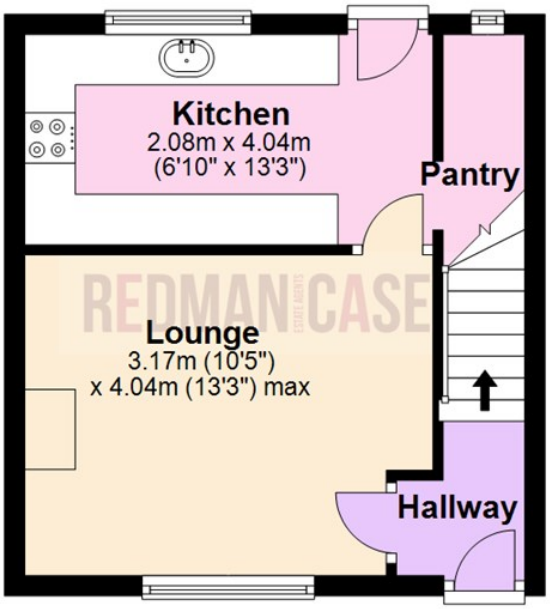
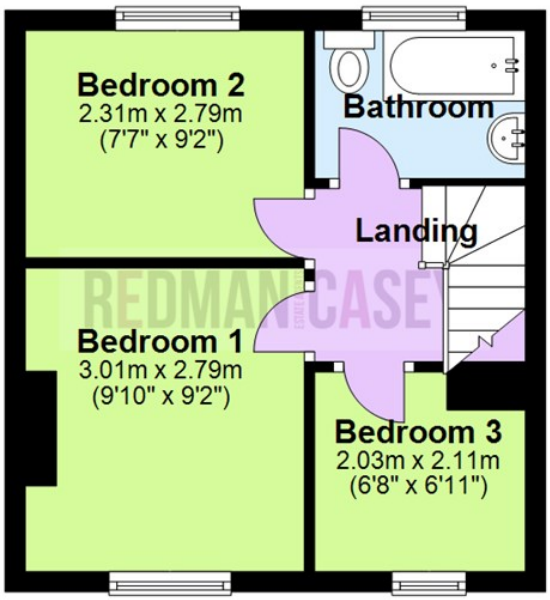
Ground Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



First Floor

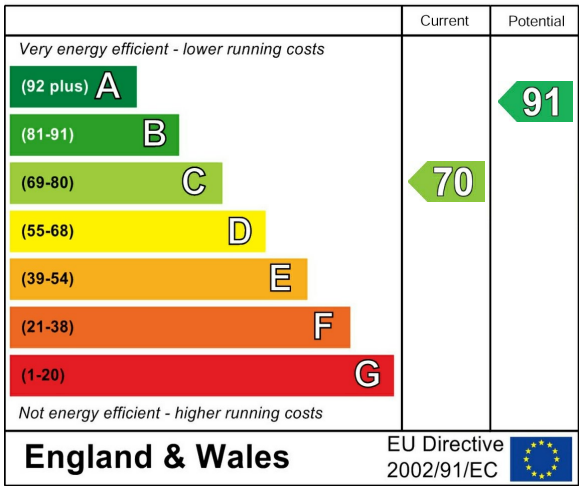
Approx. 27.0 sq. metres (290.7 sq. feet)



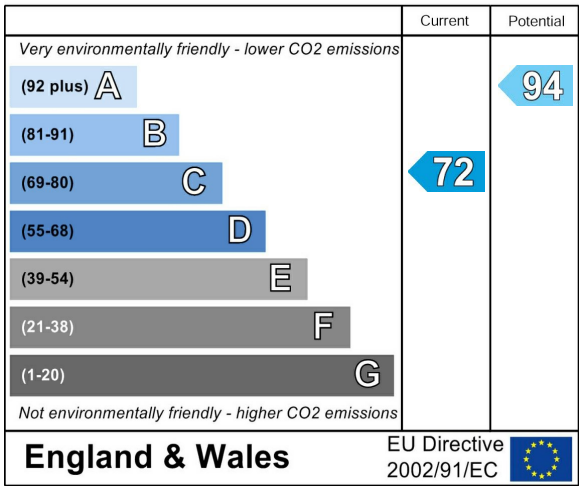
Total area: approx. 53.5 sq. metres (576.0 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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