REDMAN CASEY ESTATE AGENTS

3 Killingworth Mews, Horwich, Bolton, BL6 6TZ

Offers In The Region Of £180,000

Well presented two bedroom mews property located off Chorley New Road in Horwich, the property offers excellent accommodation with spacious lounge modern fitted kitchen diner and superb shower room, two generous bedrooms and gardens to front and rear with driveway parking for one car. The property is ideally located for access to many local amenities, shops , schools and transport networks for road and rail, benefitting from gas central heating and double glazing the property must be viewed to appreciate all that is on offer.

- 2 Bedroom Mews Property
- Fitted Dining Kitchen
- Modern Fitted Shower Room
- EPC Rating C
- Spacious Lounge
- 2 Generous Bedrooms
- Gardens& Driveway Parking
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated off Chorley New Road this deceptively spacious two bedroom mews property offers superb accommodation which has been modernised and improved by the current owners and comprises : Hallway, spacious lounge, modern fitted dining kitchen, two generous double bedroom and modern fitted shower room. Outside there are gardens to the front and rear and driveway parking for a car. The property is ideally located for access to many amenities including Middlebrook Retail park, local shops and schools and transport links for M61 and Horwich Parkway Rail station. Viewing is essential to appreciate all that is on offer.

Hallway
Radiator, stairs, door to:

Lounge 11'5" x 13'11" (3.47m x 4.25m)
UPVC double glazed box window to front, double radiator, laminate flooring, coving to ceiling, open plan to:

Kitchen/Diner 9'2" x 17'0" (2.80m x 5.17m)
Fitted with a matching range of white base and eye level units with drawers, cornice trims and wood round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, part tiled flooring part laminate flooring, double door.

Landing
Access to loft space, door to:

Bedroom 1 11'5" x 17'0" (3.48m x 5.17m)
UPVC double glazed window to front, four fitted double wardrobes with hanging rails and shelving, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water and built-in over-stairs storage cupboard, radiator, laminate flooring, double door, door to:

Bedroom 2 9'6" x 9'3" (2.90m x 2.81m)
UPVC double glazed window to rear, radiator, laminate flooring.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

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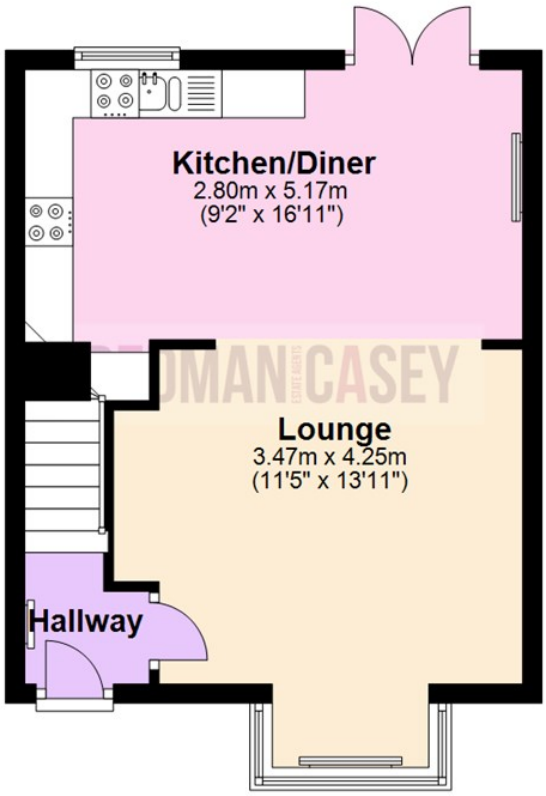
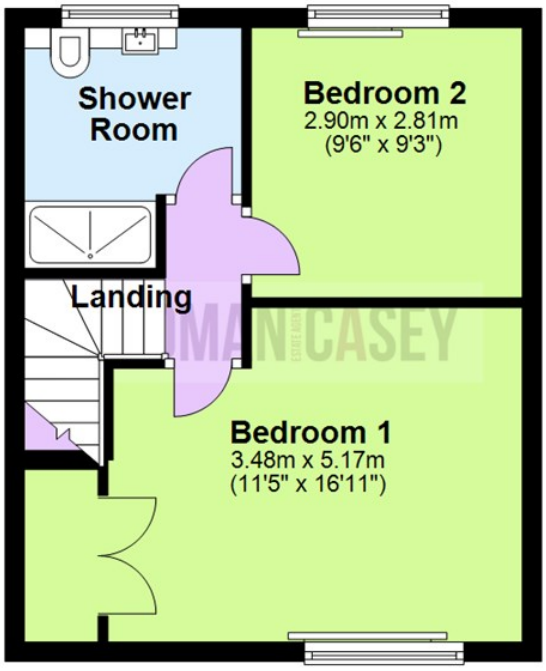
Ground Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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