REDMAN CASEY ESTATE AGENTS

168 Crown Lane, Horwich, Bolton, BL6 7QX



Offers Around £185,000

Spacious newly refurbished three bedroom stone fronted three bedroom terraced property. Situated in a very popular quiet residential location. Ideally positioned with great access to local primary and secondary schools, local shops and amenities, close to Rivington Country Park and great road and rail links making commute to Manchester Or Preston convenient. Sold with vacant possession and no onward chain this property benefits from double glazing, gas central heating open aspect to rear. Viewing recommended to appreciate all that this home offers.

- Mid Terrace
- Newly Modernised
- Doble Glazing
- Vacant Possession
- Council Tax Band B
- Three Bedroom
- Gas Central Heating
- Close To Rivington Country Park
- No Chain
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom stone fronted mid terraced property located in a quiet and very popular residential location. This newly refurbished property, comprises ;- Inner porch, entrance hall, lounge, dining room, newly fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside the property is garden fronted and enclosed rear yard with patio seating area. Located close to primary and secondary schools, great road and rail links making commute to Manchester or Preston convenient. close to Rivington Country Park and local shops and amenities. Fully double glazed and gas central heating, sold with vacant possession and no onward chain viewing recommended to appreciate the location and condition of this family home.



Inner Porch 4'4" x 3'0" (1.31m x 0.92m)
, Hardwood entrance door to front,:

Hall 12'5" x 3'0" (3.78m x 0.92m)
Radiator,



Lounge 11'9" x 10'5" (3.58m x 3.18m)
UPVC double glazed bay window to front, double radiator, :

Dining Room 13'0" x 10'5" (3.96m x 3.18m)
UPVC double glazed window to rear, double radiator,

Kitchen 18'3" x 7'11" (5.55m x 2.42m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, .



Bedroom 1 11'11" x 13'10" (3.63m x 4.22m)
UPVC double glazed window to front, radiator,

Bedroom 2 13'0" x 8'11" (3.96m x 2.73m)
UPVC double glazed window to rear, radiator.

Bedroom 3 10'7" x 3'1" (3.23m x 0.95m)
UPVC double glazed window to rear, radiator, :



Bathroom 8'2" x 5'0" (2.48m x 1.52m)
Fitted with three piece suite with comprising, deep panelled bath, vanity wash hand basin with base cupboard, storage under, mixer tap and tiled splashback, shower with over and folding glass screen and low-level WC, wall mounted mirror, uPVC frosted double glazed window to side, radiator.

Landing 13'0" x 4'6" (3.96m x 1.37m)
Door to Storage cupboard,:

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Outside Front
Small private garden fronted.

Outside Rear
Fully enclosed rear yard with patio seating area.





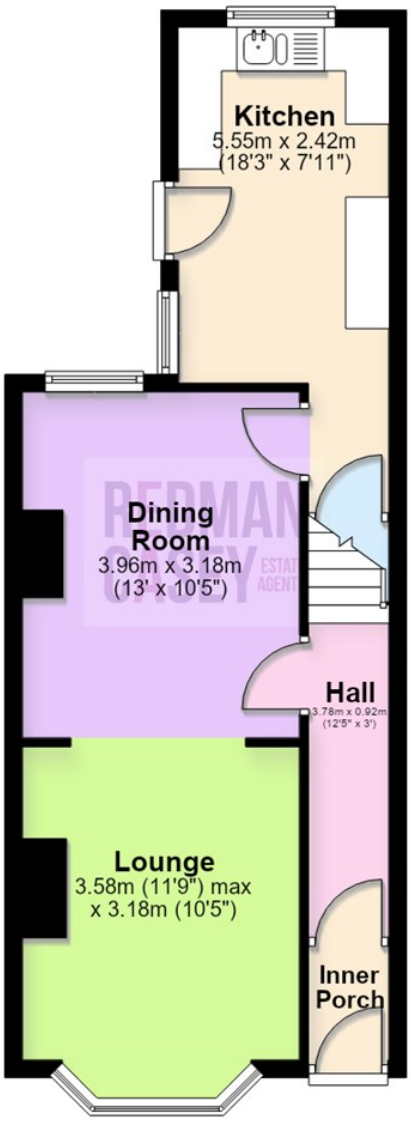




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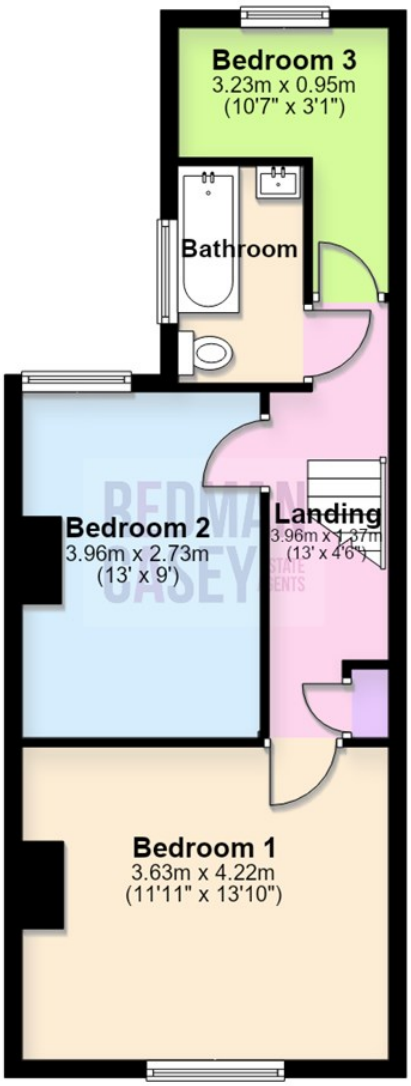
Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)

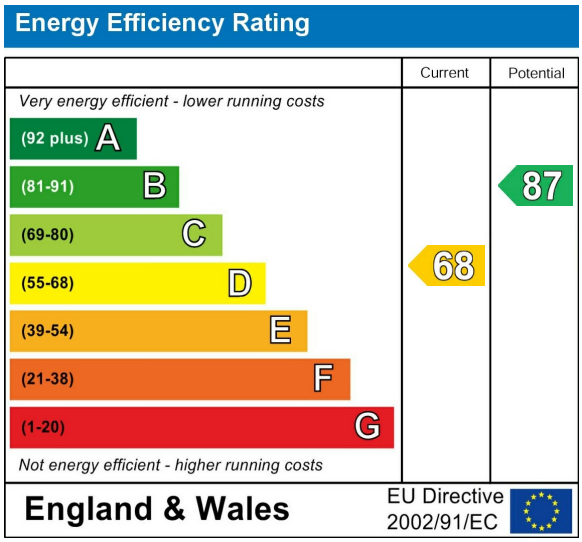


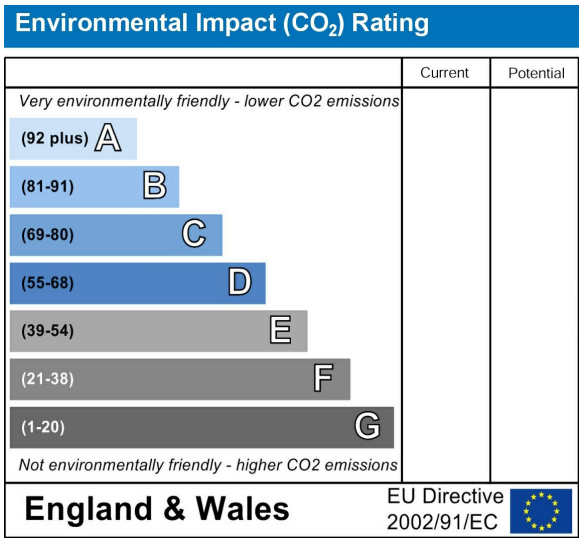
First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 sq. feet)





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