REDMAN CASEY ESTATE AGENTS

146 Brownlow Road, Horwich, Bolton, BL6 7EH



£165,000

Large spacious three bedroom mid terraced property located in a very popular and quiet residential location. Close to local primary and secondary schools, local shops, amenities and walking distance to Rivington Country Park. This home benefits from two reception rooms, gas central heating, double glazing and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate all this property has to offer.

- Mid Terraced
- Double Glazed
- No Chain
- Council Tax Band B
- Three Bedroom
- Gas Central Heating
- Vacant Possession
- EPC On Order

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Large spacious three bedroom mid terraced property located in a very popular and quiet residential location, withing walking distance of Rivington Country Park. Situated close to local primary and secondary schools, local shops and all local amenities. Th property comprises:- Inner porch, hallway, lounge, dining room, kitchen. To The upstairs there are three bedrooms and a family bathroom. To the outside there is a small garden, and a private yard area to the rear. This spacious home benefits from double glazing, gas central heating, and is sold with vacant possession and no onward chain. This family home is highly recommended for viewing to appreciate the location and space this home has to offer.



Inner Porch 5'3" x 3'9" (1.60m x 1.14m)
UPVC entrance door to front,:

Hall 14'9" x 3'9" (4.50m x 1.14m)
Radiator, stairs, :



Lounge 12'4" x 12'3" (3.76m x 3.74m)
Bay window to front, gas fire with set in and feature timber Adam style surround, double radiator.

Dining Room 15'0" x 13'6" (4.56m x 4.11m)
UPVC double glazed window to rear, double radiator, door to Storage cupboard.

Under Stairs.
Storage cupboard.



Kitchen 14'2" x 10'1" (4.33m x 3.07m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas oven, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, uPVC double glazed entrance door to side.

Landing 20'2" x 5'2" (6.15m x 1.58m)
Storage cupboard, :

Bedroom 1 12'6" x 16'4" (3.81m x 4.98m)
Two uPVC double glazed windows to front, radiator, :



Bedroom 2 15'0" x 10'10" (4.56m x 3.30m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 8'8" x 10'1" (2.64m x 3.07m)
UPVC double glazed window to side, double radiator.

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Bathroom 4'11" x 6'9" (1.49m x 2.06m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin, shower with electric shower above, folding glass screen and mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring, :

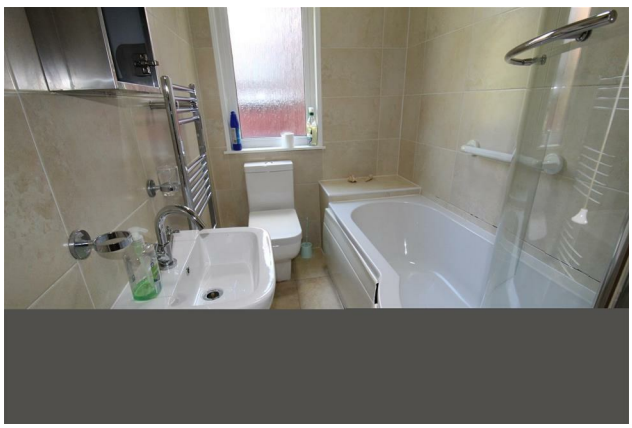
Outside Front
Small private garden fronted.

Outside Rear
Private enclosed rear yard with room for seating area.



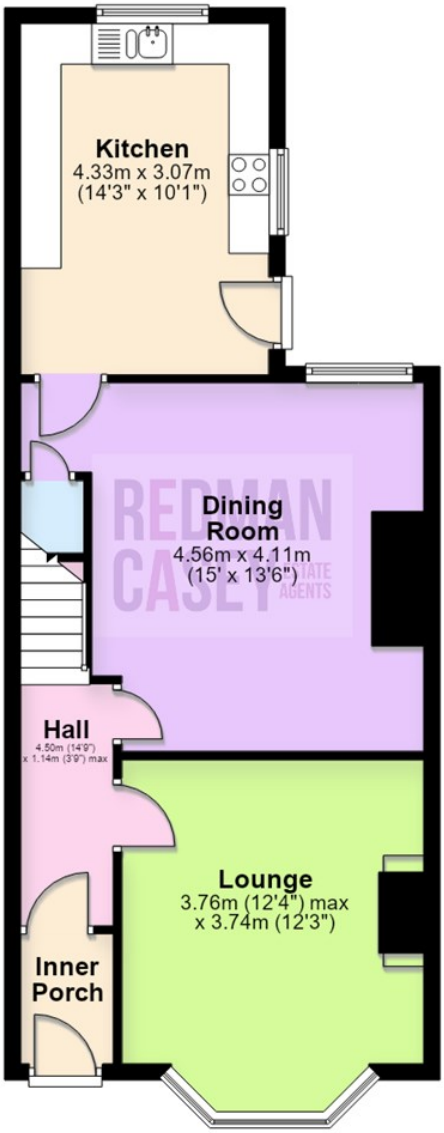






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Ground Floor
Approx. 56.9 sq. metres (611.9 sq. feet)

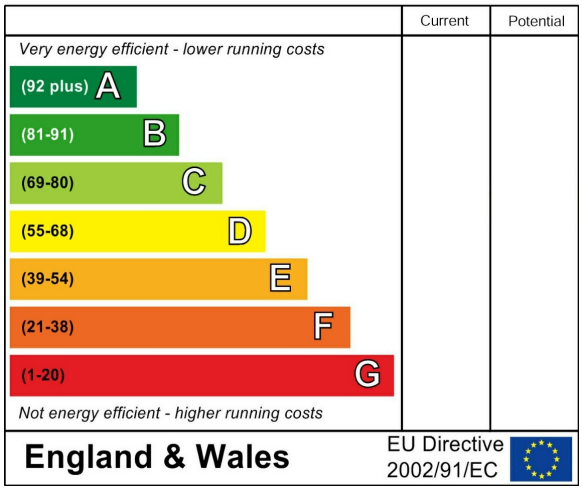


First Floor
Approx. 55.7 sq. metres (599.5 sq. feet)

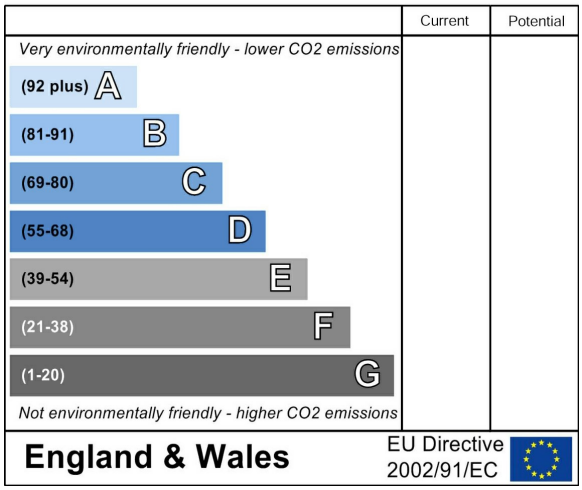


Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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