REDMAN CASEY ESTATE AGENTS

9 Summer Street, Horwich, Bolton, BL6 7PF



Offers Over £180,000

Three bedroom semi detached property, sold with vacant possession and no onward chain. Located in a residential area, close to local amenities, primary and secondary schools, easy access to shops and transport links. This spacious home benefits from double glazing, gas central heating. gardens front and rear, garage. Viewing is recommended to appreciate the location and all this property has to offer.

- Semi Detached
- Garage with Parking Space Accross The Front
- No Chain
- EPC Rating
- Extended To Rear
- Three Bedroom
- Vacant Possession
- Gardens Front And Rear
- Council Tax Band B

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

Extended three bedroom semi detached property located in a very popular and residential area of Horwich. Close to local primary and secondary schools, local amenities, shops and great road and rail links. The property comprises:- Entrance porch, downstairs W,C, , lounge, dining area, kitchen, utility area and seating area, to the first floor there are three bedrooms and a family bathroom, fitted furniture to the master bedroom. To the outside there are gardens front and rear and a detached garage. This home also benefits from double glazing, gas central heating and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.



Porch 2'11" x 2'10" (0.89m x 0.86m)
Radiator, uPVC double glazed entrance door to side, :



WC 2'11" x 4'0" (0.89m x 1.21m)
uPVC frosted double glazed window to side, two piece suite comprising, vanity wash hand basin with storage under, mixer tap and full height ceramic tiling to all walls and low-level WC, ceramic tiled flooring, sliding door, :

Entrance Hall 3'7" x 9'8" (1.09m x 2.95m)
Stairs, :

Lounge 10'5" x 13'7" (3.18m x 4.14m)
UPVC double glazed window to front, wall mounted coal effect gas fire, double radiator, :



Dining Room 7'1" x 10'9" (2.17m x 3.28m)
UPVC double glazed window to rear, double radiator, open plan,

Kitchen 6'3" x 10'9" (1.90m x 3.28m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, free standing oven with extractor hood, uPVC double glazed window to rear, :



Utility Area/Seating Area 13'8" x 6'8" (4.17m x 2.04m)
With round edged worktops, plumbing for automatic washing machine, space for tumble dryer, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to rear, uPVC double glazed sliding entrance door to rear, door to:

Garage 8'8" x 14'3" (2.65m x 4.34m)
Window to side, metal up and over door, door.

Landing 5'4" x 9'8" (1.63m x 2.94m)
UPVC frosted double glazed window to side, door to Storage cupboard,:

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Bedroom 1 8'2" x 13'3" (2.49m x 4.04m)
UPVC double glazed window to front, fitted wardrobes matching dressing table and drawer set.:

Bedroom 2 7'7" x 11'3" (2.31m x 3.43m)
UPVC double glazed window to rear, radiator.

Bedroom 3 5'10" x 8'2" (1.78m x 2.49m)
UPVC double glazed window to front, radiator.

Bathroom 5'4" x 5'9" (1.63m x 1.75m)
Three piece suite with comprising, vanity wash hand basin with base cupboard, storage under, drawers, mixer tap and ceramic and full height ceramic tiling to all walls, double shower enclosure with glass screen and close coupled WC, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front
Enclosed front garden with hedges and seating area.

Outside Rear
Enclosed rear garden leading to garage and off road parking space.

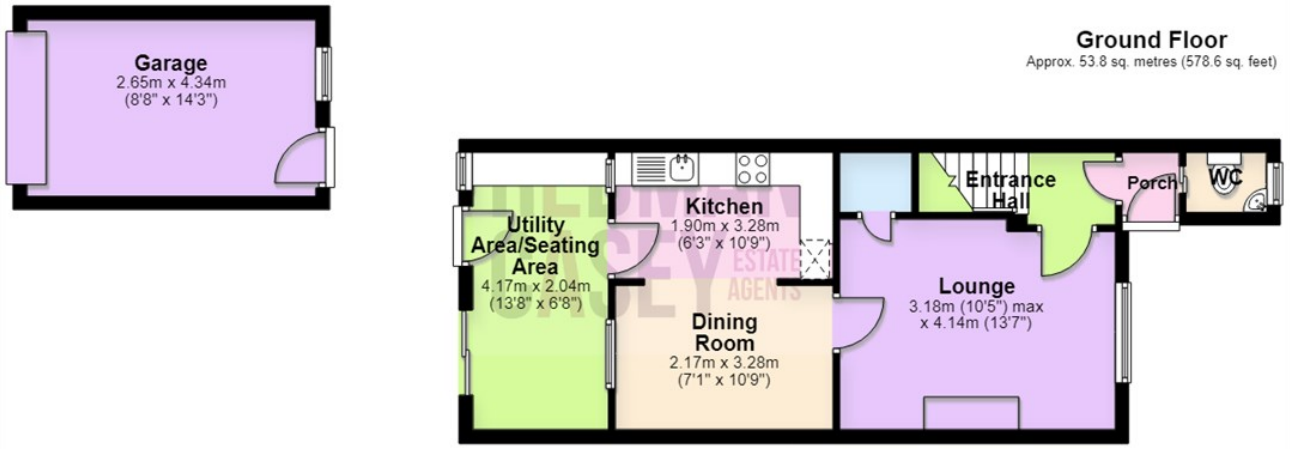


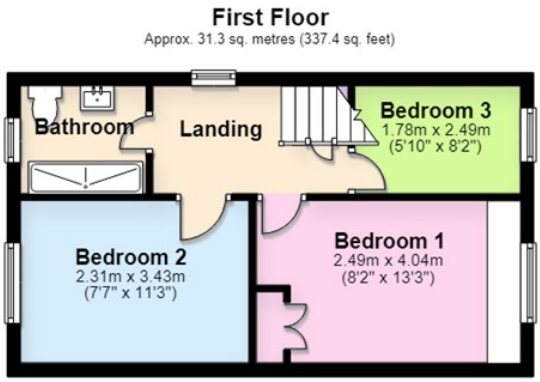




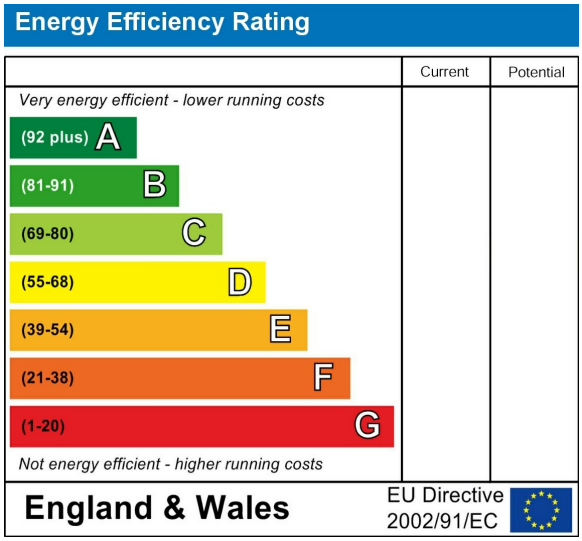


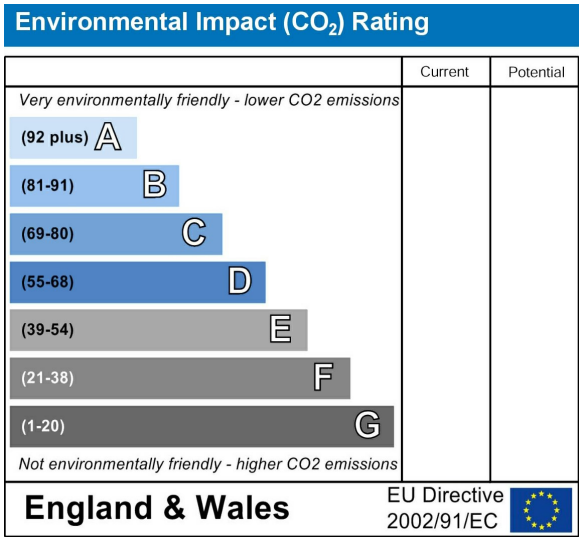
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Total area: approx. 85.1 sq. metres (916.0 sq. feet)





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