REDMAN CASEY ESTATE AGENTS

8 Bensey Rise, Horwich, Bolton, BL6 5GU

£285,000

Three bedroom extended detached property, situated in a quiet cul-de-sac in a very popular location close to local schools, shops, and great road and rail links making commute to Manchester or Preston very convenient. This extended property benefits from double glazing, gas central heating, office space and garage. This spacious home is highly recommended to appreciate the size the location and the condition of this superb family home.

- Detached Property
- Driveway With Electric Charging Point
- Garden Front And Rear
- Office Room
- Council Tax Band C
- Extended
- Garage
- En-Suite To Master
- Awaiting Rating C
- Mult Camera Security with Alarm System

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 detached Property.
This spacious three bedroom detached home is located in a quiet Cul-De-Sac in a very popular residential location. Close to local primary and secondary schools, local amenities and great transport links both road and rail making commute to Manchester or Preston very convenient. The property comprises:- Entrance porch, WC, lounge, kitchen, dining room, home office, garage. To the first floor there are three bedroom and a family bathroom with the master having an En-Suite. This property also benefits from being garden fronted, driveway for off road parking, large garden space to rear fully enclosed with dining area, and garden shed with lighting and power. Fully double glazed with gas central heating. multi camera Cctv and fully alarmed. Viewing this property is recommended to appreciate the size, condition and all that is on offer.

Entrance Porch
Radiator, Rock entrance door.

WC
Storage cupboard, uPVC frosted double glazed window to front, two piece suite comprising WC and vanity wash hand basin with storage under and tiled splashback, radiator.

Lounge 15'9" x 10'0" (4.80m x 3.05m)
UPVC double glazed window to front, uPVC double glazed window to side, log effect electric fire set in feature wooden surround, double radiator,

Dining Room 15'1" x 8'8" (4.59m x 2.64m)
Two uPVC double glazed windows to side, uPVC double glazed window to rear, skylight, double glazed skylight, uPVC double glazed entrance double door to side,

Kitchen 15'9" x 16'3" (4.80m x 4.95m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink with mixer tap, space for fridge/freezer, dishwasher, automatic washing machine and tumble dryer, eye level electric fan assisted oven, built-in four ring electric gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, radiator, stairs, uPVC rock entrance door to rear,

Office 5'10" x 8'11" (1.77m x 2.72m)

Garage
Remote-controlled metal up and over roller door, door to:

Landing
UPVC double glazed window to rear,

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

Bedroom 1 8'6" x 12'10" (2.58m x 3.92m)
UPVC double glazed window to front, double radiator, and fitted wardrobes,

En-suite

Bedroom 2 10'10" x 10'0" (3.31m x 3.05m)
UPVC double glazed window to front, fitted wardrobes, radiator, :

Bedroom 3 6'5" x 7'1" (1.96m x 2.16m)
UPVC double glazed window to rear, fitted wardrobes, radiator,

Outside Front
Garden and driveway with electric charging point.

Outside Rear
Enclosed garden with patio dining area garden shed with power and lighting.

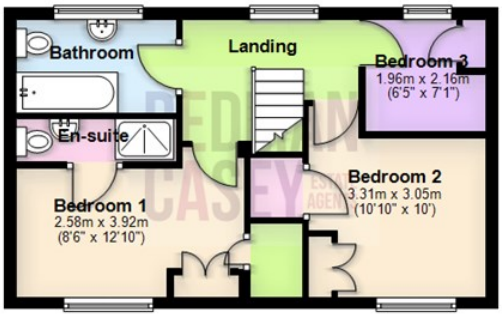
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)

First Floor

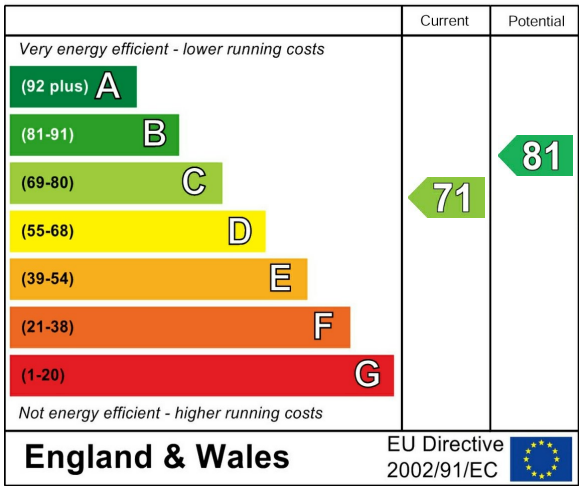
Approx. 38.6 sq. metres (415.6 sq. feet)



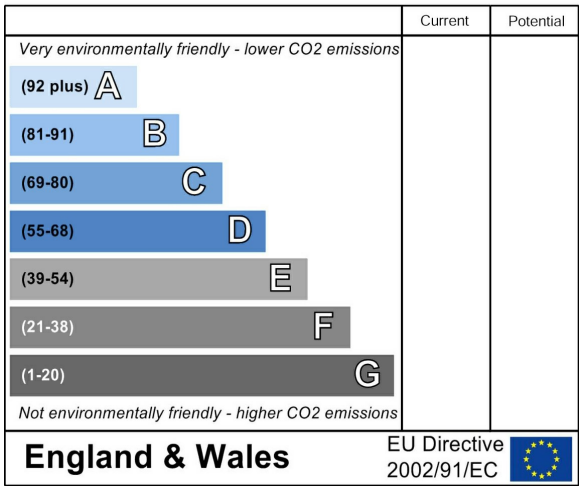
Total area: approx. 104.2 sq. metres (1121.1 sq. feet)

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



Environmental Impact (CO_2) Rating



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