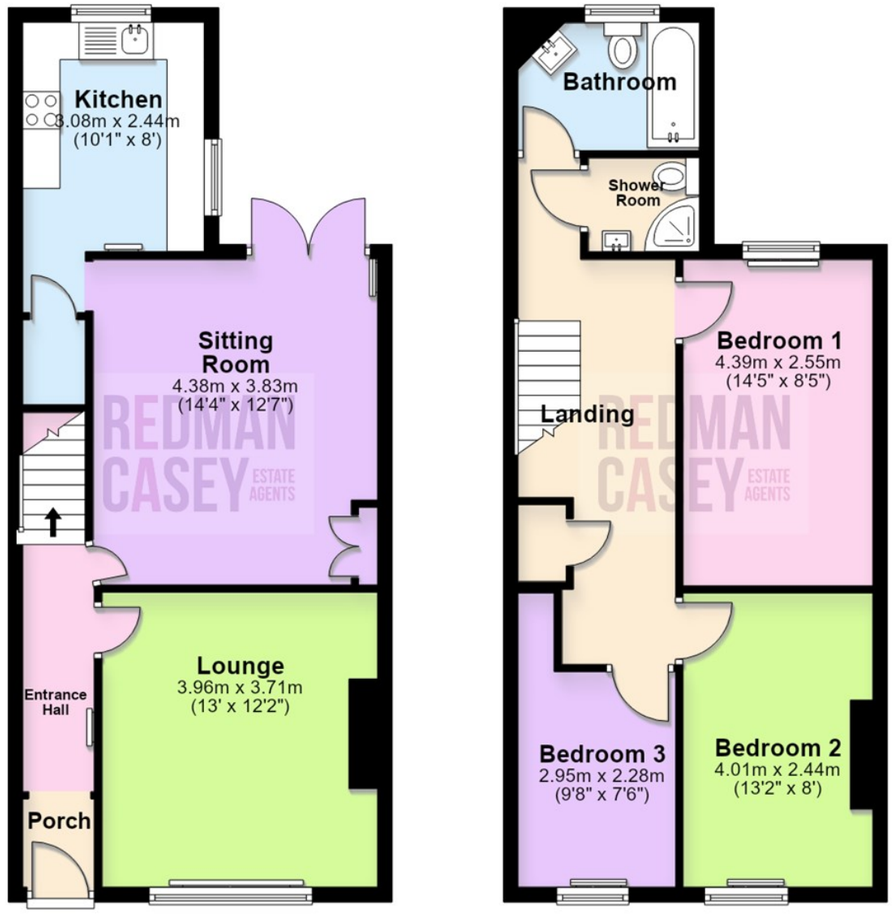
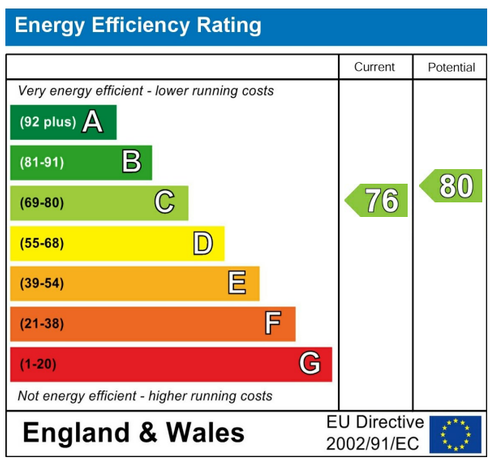
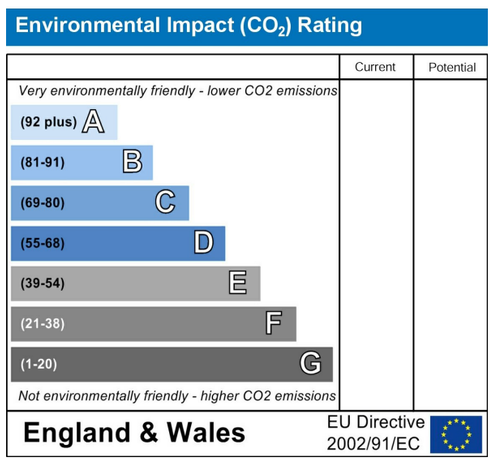
Ground Floor
Approx. 48.0 sq. metres (516.3 sq. feet)

First Floor
Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)





REDMAN CASEY ESTATE AGENTS



74 Brownlow Road, Horwich, Bolton, BL6 7DR

Newly modernised and completely refurbished three bedroom mid terraced property. This property has been finished to a very high standard and is located close to local primary and secondary schools, local shops and all local amenities. This property benefits from having full double glazing, gas central heating, three bedrooms and two bathrooms. This spacious stone fronted property comprises a welcoming entrance hall, lounge, spacious dining room with french doors and fully fitted modern kitchen. To the first floor there are three bedrooms, the master having fitted wardrobes. There is a separate modern shower room and a separate modern bathroom. To the outside the front has a small garden area, with a spacious enclosed yard to the rear with wooden garden shed and patio seating area.
This impressive fully modernised and refurbished home offers spacious living areas with modern finishes, making this home ideal for tenants seeking a stylish and ready to move into home.

Offers In The Region Of £230,000

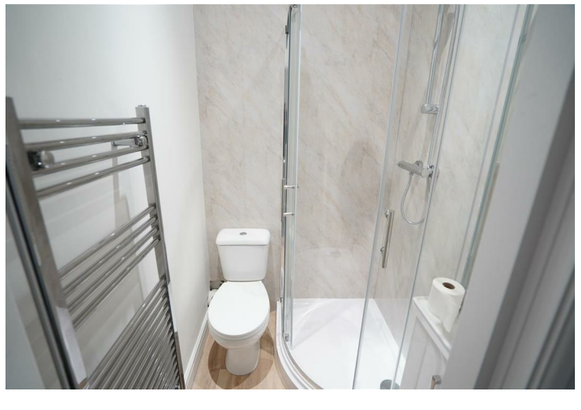
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Ideally located for access to local amenities, Horwich town centre, sought after schools and Rivington countryside. The property has undergone a comprehensive renovation to create a fantastic family home which comprises: Porch, entrance hall, lounge, separate sitting / dining room, fitted kitchen with built in appliances, to the first floor there are three generous bedrooms along with 3 piece modern bathroom and a separate shower room again fitted with a three piece modern suite. Outside there is a small front garden with shrub borders and to the rear a generous courtyard with paved patio and storage shed. The property is available with no onward chain and vacant possession and viewing is required to appreciate the size and quality of the refurbishment.

Porch
3'10" x 3'2" (1.18m x 0.96m)
UPVC double glazed entrance door, open plan, door to:

Entrance Hall
16'9" x 3'2" (5.10m x 0.96m)
Radiator, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
13'0" x 12'2" (3.96m x 3.71m)
UPVC double glazed window to front, radiator, coving to ceiling.

Sitting Room
14'4" x 12'7" (4.38m x 3.83m)
Built-in double storage cupboard, double radiator, uPVC double glazed french doors to garden, double door, open plan, door to:

Kitchen
10'1" x 8'0" (3.08m x 2.44m)
Fitted with a matching range of modern base and eye level units with drawers and contrasting worktops with matching splashbacks, stainless steel sink unit with single drainer and mixer tap. plumbing for washing machine, space for fridge, freezer and tumble dryer, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, built-in under-stairs storage cupboard, radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water, door.

Landing
3'6" x 6'11" (1.06m x 2.12m)
Built-in over-stairs storage cupboard, door to:

Bedroom 1
14'5" x 8'4" (4.39m x 2.55m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further fitted single wardrobe, fitted matching dressing table and drawers, radiator, door to:

Bedroom 2
13'2" x 8'0" (4.01m x 2.44m)
UPVC double glazed window to front, double radiator.




Bedroom 3
9'8" x 7'6" (2.95m x 2.28m)
UPVC double glazed window to front, double radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height wet all panelling to two walls, heated towel rail, uPVC frosted double glazed window to rear.

Shower Room
4'2" x 4'11" (1.26m x 1.50m)
Fitted with three piece modern white suite with comprising, shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height wet wall panelling to two walls, heated towel rail, extractor fan.

Outside
Front, enclosed by wall and fencing to front and sides, pathway leading to front entrance door with gravelled area and mature shrub borders.
Rear, enclosed by brick wall to rear and sides, large paved sun patio, gravelled borders, timber garden shed, rear gated access.