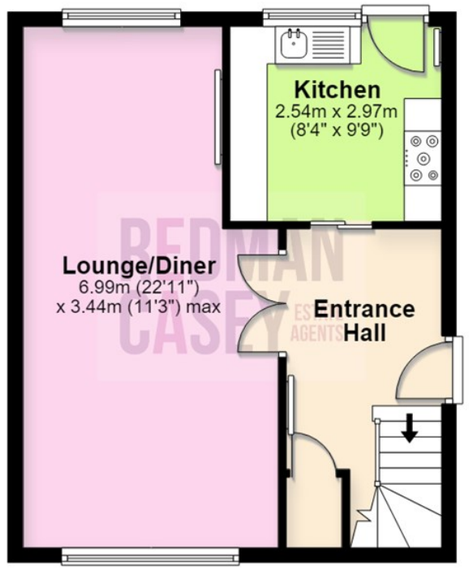
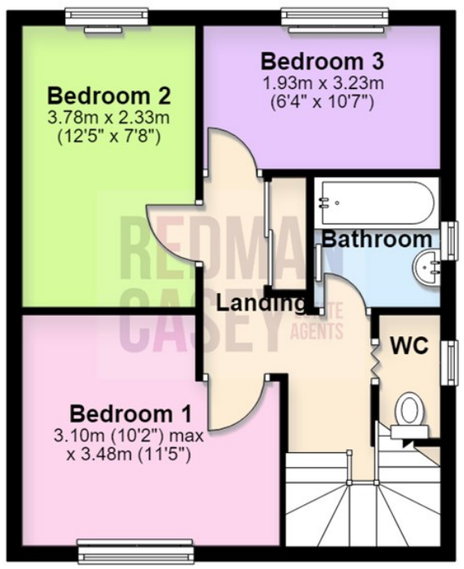
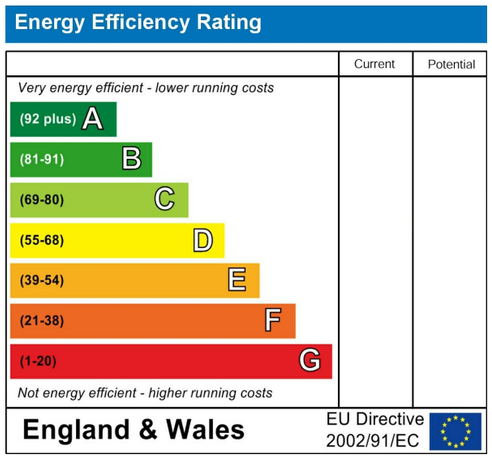
Ground Floor
Approx. 39.4 sq. metres (424.4 sq. feet)

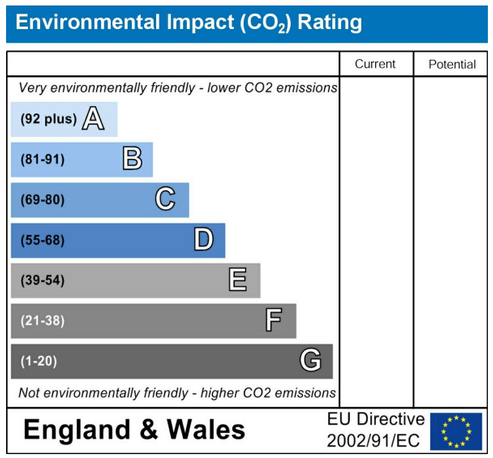


First Floor
Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS



18 Douglas Close, Horwich, Bolton, BL6 7EF

Superbly presented three bedroom semi detached property, situated on a quiet cul de sac the property offers excellent accommodation with three generous bedrooms, spacious lounge diner, modern fitted kitchen, family bathroom fitted with a 2 piece suite and separate wc . Outside there is ample parking plus a brick bult detached garage. To the rear is a generous garden with patio area and lawn surrounded by mature planting. Viewing is essential to appreciate all that is on offer.

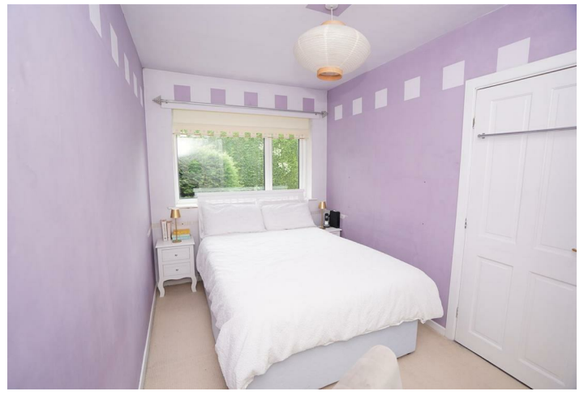
Offers In The Region Of £230,000

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Situated on a small cul de sac this well presented three bedroom semi detached offers excellent accommodation which is ideally located for access to local amenities schools and Rivington countryside walks. The property has been updated to provide modern living standards and comprises - Entrance hall, lounge diner offering fantastic views across Horwich towards the Blackrod and beyond, fitted kitchen with modern oak fronted units and integrated appliances, To the first floor there are 3 bedrooms one with built in wardrobes further built in storage to the landing and family bathroom fitted with a modern 2 piece white suite and a separate wc Outside there are front gardens with extensive concrete driveway leading to a detached brick built garage with water, power and lights connected, To the rear is an enclosed garden with patio and elevated lawn. Viewing is essential to appreciate the size and condition on offer.

Entrance Hall
14'1" x 6'10" (4.28m x 2.08m)
Built-in under-stairs storage cupboard, radiator, stairs, part glazed entrance door, sliding door, double door, door to:

Lounge/Diner
22'11" x 11'3" (6.99m x 3.44m)
UPVC double glazed window to front with panoramic views of, uPVC double glazed window to rear, radiator, dado rail, wall light(s).

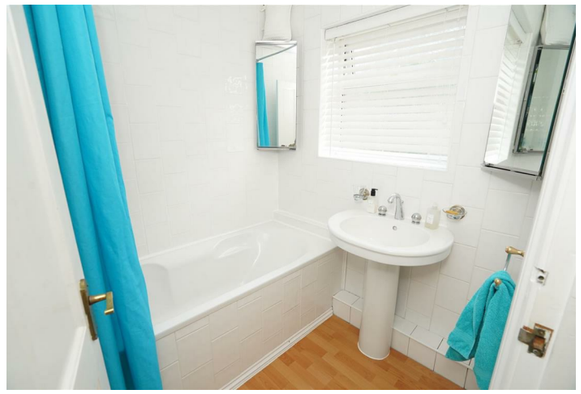
Kitchen
8'4" x 9'9" (2.54m x 2.97m)
Fitted with a matching range of oak fronted base and eye level units with contrasting round edged worktops, composite sink unit with single drainer, stainless steel mixer tap and tiled pull out table, integrated fridge/freezer and slimline dishwasher, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, karndean flooring, uPVC double glazed door to garden.

Landing
7'7" x 7'5" (2.32m x 2.26m)
Built-in double storage cupboard with sliding doors, access to part boarded loft with pull down ladder, folding door, sliding door, door to:

Bedroom 1
10'2" x 11'5" (3.10m x 3.48m)
UPVC double glazed window to front with panoramic views of open countryside, built-in double wardrobe(s) with full-length mirrored sliding, hanging rails and shelving, radiator, two wall lights.

Bedroom 2
12'5" x 7'8" (3.78m x 2.33m)
UPVC double glazed window to rear, radiator.

Bedroom 3
6'4" x 10'7" (1.93m x 3.23m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with two piece modern white suite with comprising, deep panelled bath with shower over and mixer tap and pedestal wash hand basin with mixer tap, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, laminate flooring.

WC
UPVC frosted double glazed window to side, fitted with modern white low-level WC, full height ceramic tiling to all walls, laminate flooring.

Outside
Front garden, concrete extensive driveway to the front and side leading to a detached brick built garage garage, grassed area with mature flower and shrub borders. Private rear garden, enclosed by timber fencing and mature hedge to rear and side, large paved sun patio with steps up to lawned area and mature flower and shrub borders, detached brick built garage with up and over door, power, light and water connected, plumbing for washing machine and space for tumble dryer.