REDMAN CASEY ESTATE AGENTS

22 Bond Close, Horwich, Bolton, BL6 5PZ

£247,500

Three Bedroom semi detached property, located in a very popular residential location, close to local schools, shops and all local amenities. Benefitting from double glazing, gas central heating, conservatory to the rear, off road parking and gardens front and rear. Viewing is highly recommended to appreciate the location, and all that is on offer.

- Three Bedroom
- Gardens Front And Rear
- Vacant Possession
- Council Tax Band C
- Conservatory.
- Semi Detached
- Off Road Parking
- No Chain
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three bedroom semi detached property, located in a very popular residential location very close to local primary and secondary schools, local shops, transport links and all local amenities. This spacious semi detached comprises:- Entrance hall, lounge diner, Kitchen, and large conservatory. To the first floor there are three bedrooms and a family bathroom. To the outside there is a garden to the front with driveway and enclosed garden to the rear with patio dining area. The property also benefits from double glazing, gas central heating, and is sold with no chain and vacant possession. Viewing is recommended to appreciate all that this family home has to offer.

Hallway
UPVC frosted double glazed window to front, double radiator, stairs, uPVC double glazed frosted entrance door to front:

Lounge/Dining Room 23'4" x 11'1" (7.11m x 3.38m)
Bow window to front, coal effect gas open fire fireplace with set in and feature surround, double radiator, radiator, sliding door,:

Kitchen 9'2" x 7'5" (2.79m x 2.26m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to rear,

Conservatory
UPVC frosted double window to side, uPVC double glazed window to rear, window to side, double radiator, ceramic tiled flooring, uPVC double glazed entrance double door to side.

Landing
UPVC double glazed window to side, :

Bedroom 1 12'9" x 10'1" (3.89m x 3.07m)
UPVC double glazed window to front, range of fitted wardrobes and drawers, radiator,:

Bedroom 2 9'9" x 10'1" (2.97m x 3.07m)
UPVC double glazed window to rear, radiator, door to storage cupboard, :

Bedroom 3 9'7" x 6'6" (2.92m x 1.99m)
UPVC double glazed window to front, radiator.

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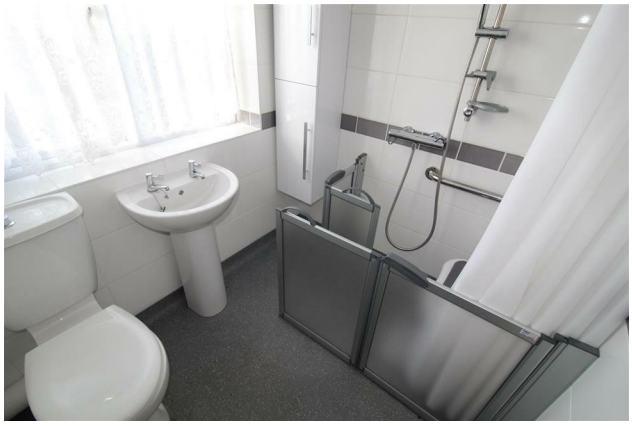
Bathroom
Fitted with three piece suite comprising pedestal wash hand basin, double shower enclosure with shower curtain and curtain rail and folding glass screen and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front
Garden fronted with flower bed, and driveway.

Outside Rear
Enclosed rear garden with patio dining area and mature planting and flower beds.



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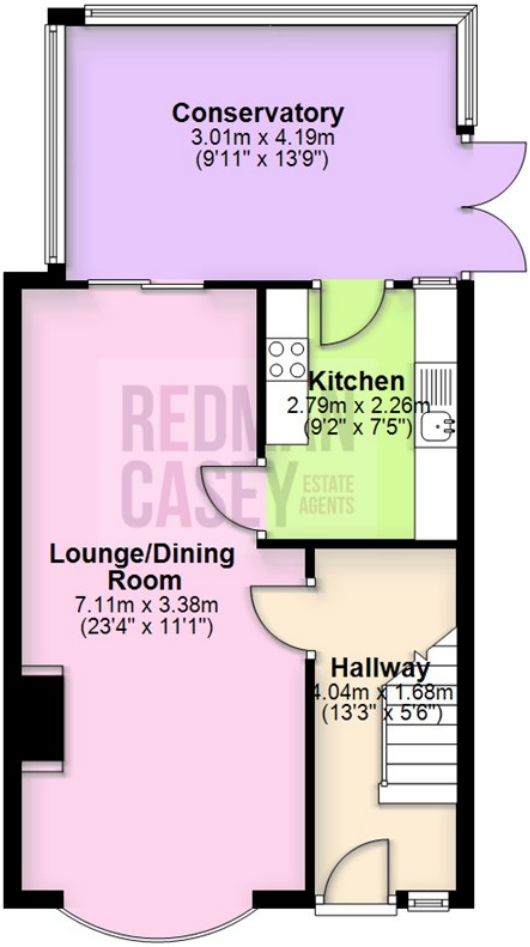
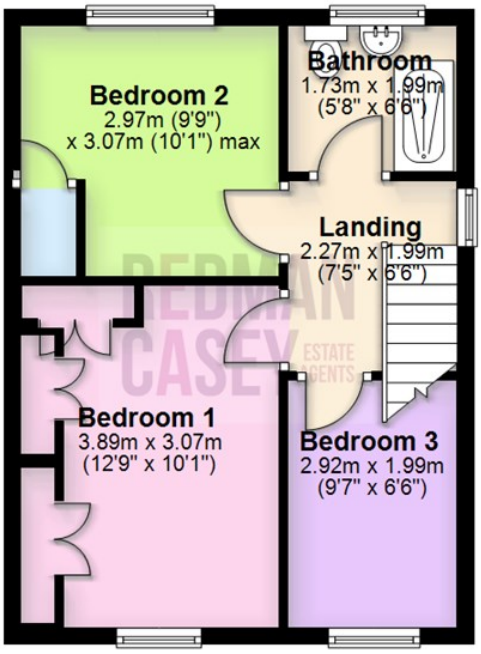
Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



First Floor

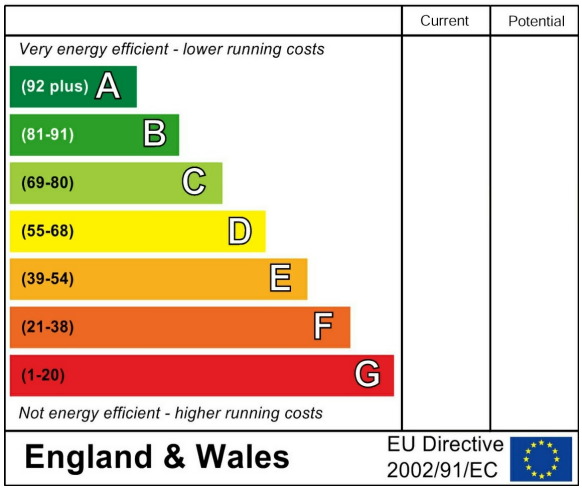
Approx. 36.2 sq. metres (389.6 sq. feet)



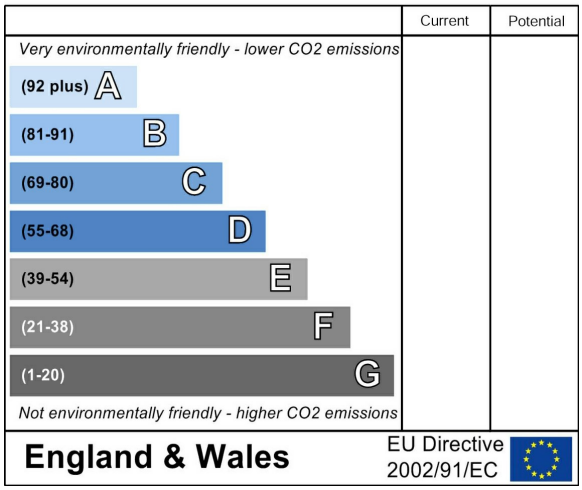
Total area: approx. 86.8 sq. metres (933.9 sq. feet)

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



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