REDMAN CASEY ESTATE AGENTS

21 Douglas Avenue, Horwich, Bolton, BL6 7EE

Offers In The Region Of £275,000

Superbly presented and extended three bedroom semi detached property, situated on a quiet cul de sac the property offers excellent accommodation with three generous bedrooms, spacious lounge, modern fitted kitchen with utility sun room and bathroom fitted with a 4 piece suite. Outside there is ample parking with space for 3 cars plus a larger than average integral garage. To the rear is a generous garden with patio area and lawn surrounded by nature planting. Viewing is essential to appreciate all that is on offer.

- Extended 3 Bedroom Semi
- Large Fitted Dining Kitchen
- Quiet Cul-De-Sac Location
- EPC Rating TBC
- Spacious Lounge and Sun Room
- Large 4 Piece Bathroom
- Ample Off Road Parking Plus Garage
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on a small cul de sac this extended 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 - Porch, wc, entrance hall, lounge, fitted dining kitchen with modern white gloss units and integrated appliances, utility room and sun lounge. To the first floor there are 3 bedrooms one with built in wardrobes and large bathroom fitted with a modern 4 piece white suite. Outside there are open plan front gardens with large driveway offering parking for 3 cars and leading to a integral garage with power and lights connected, To the rear is an enclosed garden with patio and lawns. Viewing is essential to appreciate the size and condition on offer.

Porch
Window to front, two windows to side, ceramic tiled flooring, uPVC double glazed entrance door, door to:

WC
UPVC double glazed window to front, fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, radiator, vinyl flooring.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, oak flooring, stairs, double door, door to:

Lounge 13'11" x 11'2" (4.25m x 3.40m)
UPVC double glazed window to front, radiator, oak flooring.

Kitchen/Diner 8'4" x 18'3" (2.54m x 5.57m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, vinyl tiled flooring, uPVC double glazed door, door to:

Utility 5'9" x 6'6" (1.75m x 1.98m)
Fitted with a matching range of modern white base and eye level units with contrasting round edged worktops with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, vinyl tiled flooring, door to:

Garage
UPVC frosted double glazed window to rear, Up and over door, door to:

Sun Room
Two windows to rear, window to side, uPVC double glazed window to rear, double glazed velux skylight, radiator, laminate flooring, three wall lights, double door.

Landing
Door to:

Bedroom 1 12'4" x 7'7" (3.76m x 2.31m)
UPVC double glazed window to rear, radiator.

Bedroom 2 9'11" x 11'3" (3.03m x 3.44m)
UPVC double glazed window to front, two fitted double wardrobes with hanging rails and shelving, further single wardrobe(s), radiator.

Bedroom 3 6'4" x 10'6" (1.93m x 3.20m)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with four piece modern white suite with comprising, corner panelled jacuzzi bath with shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with rainfall shower over and low-level WC, full height ceramic tiling to all walls with recessed storage niches, heated towel rail, extractor fan, two uPVC frosted double glazed windows to side, ceramic tiled flooring.

Outside
Mature front garden, concrete driveway to the front and side leading to garage and with car parking space for car(s) with lawned area, pathway leading to side entrance door and mature flower and shrub borders.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved pathway with lawned area and mature flower and shrub borders, paved sun patio.

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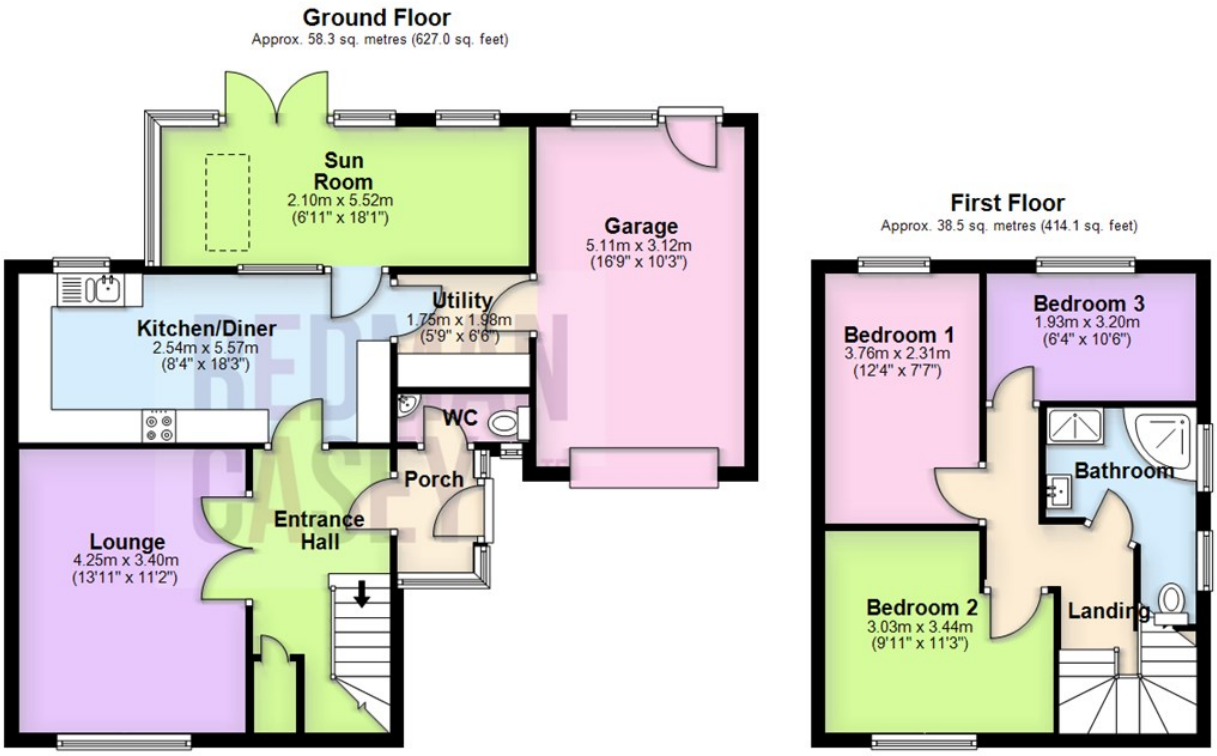
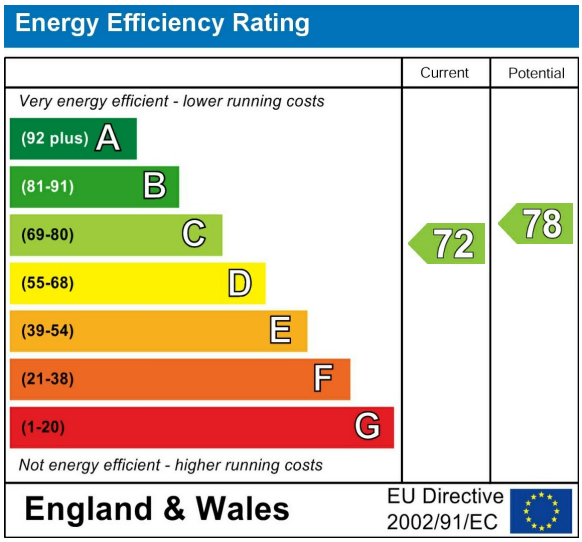
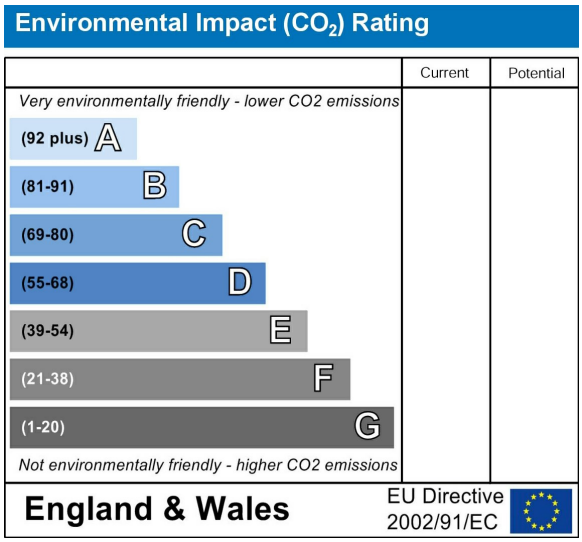


Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

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.





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