REDMAN CASEY ESTATE AGENTS

13 Hope Street North, Horwich, Bolton, BL6 7LL

Offers Around £220,000

Three bedroom semi detached property, located in a quiet residential location. Close to local primary and secondary schools, Rivington Country Park, local shops and all local amenities. Benefiting from double glazing, gas central heating, conservatory off road parking, garage, and gardens front and rear. This property will be sold with vacant possession and no onward chain. Viewing recommended to appreciate the location and potential of this property.

- Semi Detached
- Gardens Front And Rear
- Garage and Conservatory
- Vacant Possession
- Council Tax Band A
- 3 Bedroom
- Off Road Parking
- No Chain
- Freehold
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Ideal family home this semi detached three bedroom property located close to Rivington in a quiet residential location. Close to local primary and secondary schools, local shops and good transport links. The property comprises:- Entrance hall, under stairs storage, spacious lounge, dining kitchen, storage , WC, conservatory. The first floor there are three bedrooms two of which are double, and a family bathroom. To the outside front there is a garden and a driveway, with wrought iron gates. To the rear there is a garage and private enclosed garden, mature planting in a well stocked garden of shrubs and fruit trees, with views over Rivington Pike. Benefitting from double glazing, gas central heating, three patio seating and outside dining areas and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate the potential and all this property has to offer.

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

Lounge 11'11" x 16'8" (3.62m x 5.09m)
UPVC double glazed window to front, log effect electric fire with set in and stone built surround, radiator:

Kitchen/Dining Room 9'3" x 12'11" (2.81m x 3.94m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, uPVC double glazed window to rear, double radiator, :

WC
UPVC frosted double glazed window to side, :

Conservatory
Half brick and double glazed construction with polycarbonate roof and power and light, window to side, window to rear, uPVC double glazed window, uPVC double entrance door to side,

Garage
Detached pre-fabricated garage with courtesy door, power and light, small hardwood glazed window to side, metal up and over door, secure metal door to rear.

Bedroom 1 11'11" x 12'0" (3.62m x 3.67m)
UPVC double glazed window to front, two Storage cupboard, radiator, two double doors:

Bedroom 2 9'4" x 11'9" (2.85m x 3.58m)
UPVC double glazed window to rear, two Storage cupboard, radiator, two double doors, :

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Bedroom 3 6'3" x 7'2" (1.90m x 2.18m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite with comprising, pedestal wash hand basin, shower enclosure with electric shower and glass screen and low-level WC, full height ceramic tiling to all walls, heated towel rail, wall mounted, mirrored cabinet, uPVC frosted double glazed window to rear.

Landing
UPVC frosted double glazed window to side,

Outside Front
Garden fronted with driveway leading to garage.

Outside Rear
Enclosed rear laid to lawn with mature planting and patio seating area

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Ground Floor
Approx. 60.7 sq. metres (653.1 sq. feet)

Total area: approx. 99.0 sq. metres (1065.9 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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