REDMAN CASEY ESTATE AGENTS

7 Chiltern Close, Horwich, Bolton, BL6 7NN

£185,000

Well presented three bedroom town house, Situated in a superb residential location close to Rivington Moors, local schools, shops and all local amenities. This property benefits from gardens front and rear, gas central heating, double glazing and a dedicated parking bay. Offered for sale with vacant possession and no onward chain viewing is recommended on this property.

- 3 Bed Town House
- Dining Kitchen
- No Chain
- EPC Rating TBC
- Spacious Lounge
- GCH & Double Glazed
- Gardens and Parking
- Council Tax B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented three bedroom town house in the superb location near to Rivington Moors. This property is located in a cul-de-sac close to local schools, shops and all amenities. The property comprises :- entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms two of which are doubles and a family bathroom. There are gardens to the front and rear along with a dedicated parking space to the rear side of the properties Benefitting from double glazing and gas central heating this property is offered with vacant possession and no onward chain viewing is definitely recommended.

Porch 3'2" x 4'10" (0.96m x 1.47m)
UPVC double glazed entrance door, door to:

Lounge 15'9" x 14'8" (4.79m x 4.47m)
UPVC double glazed bow window to front, two radiators, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

Kitchen 8'2" x 14'8" (2.49m x 4.47m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, ceramic tiled flooring, uPVC double glazed patio door to garden, open plan.

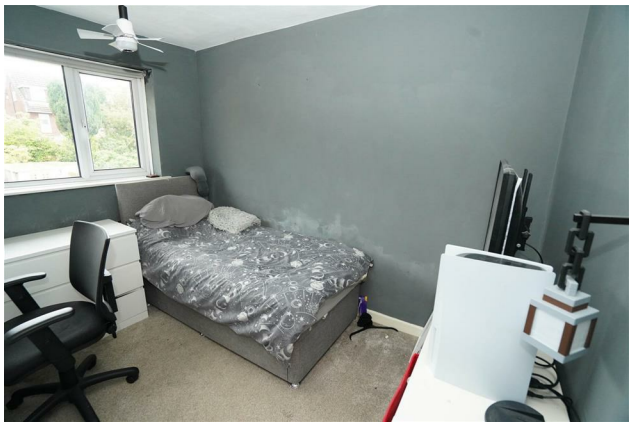
Landing
Door to:

Bedroom 1 14'0" x 8'6" (4.27m x 2.58m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets, radiator.

Bedroom 2 10'3" x 8'6" (3.12m x 2.58m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'7" x 5'10" (2.31m x 1.78m)
UPVC double glazed window to front, built-in over-stairs airing cupboard with, factory lagged hot water cylinder, radiator, door to:

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.



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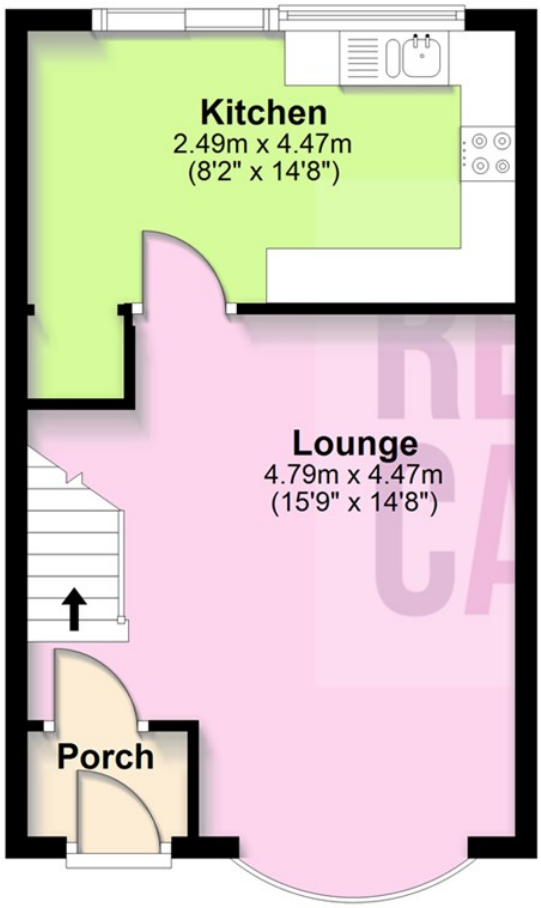
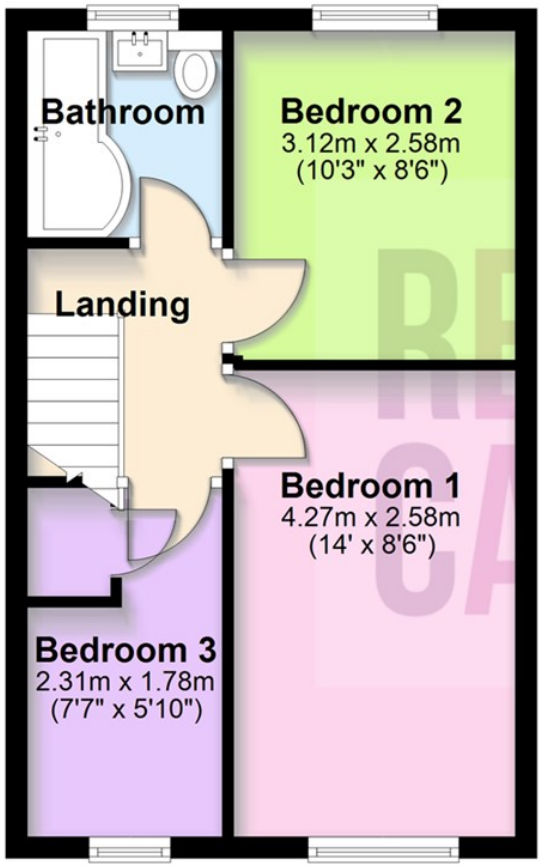
Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)

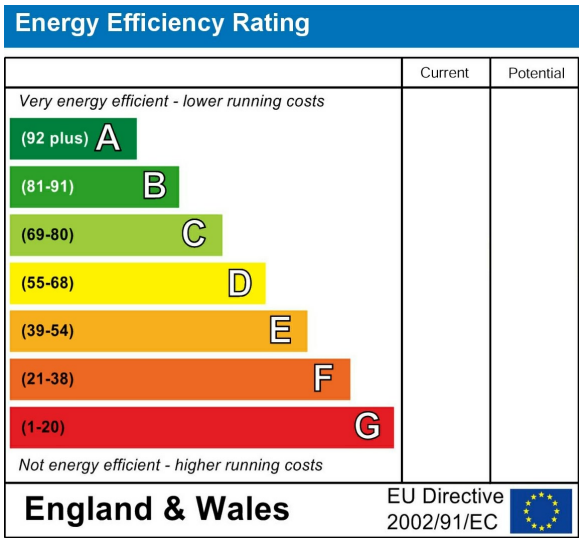


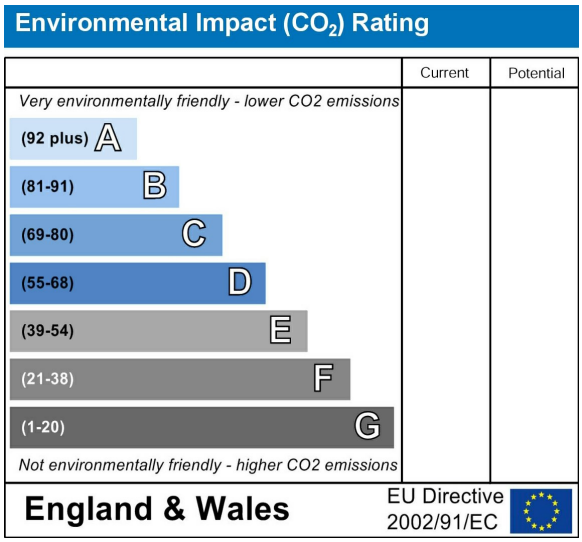
First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 71.2 sq. metres (766.9 sq. feet)





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