REDMAN CASEY ESTATE AGENTS

11 Ardley Road, Horwich, Bolton, BL6 7EG

Offers Around £260,000

Well presented extended three bedroom semi detached property, in a superb residential location this quiet cul-de-sac is close to Rivington Country Park, local schools, shops and all local amenities. Benefiting from large driveway creating parking for up to four vehicles, garage, extended kitchen, garage enclosed rear garden with patio seating area, fully double glazed and gas central heating and solar panels. viewing essential to appreciate ethe condition, location and all this exceptional property has to offer.

- Extended Three Bedroom
- Semi-Detached
- Private Garden To Rear
- Patio Seating Area
- Awaiting EPC
- Solar Panels
- Large Driveway
- Garage
- Utility Area
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Well presented extended three bedroom semi detached property, located in a quiet residential cul-de-sac in a very popular location. Close to Rivington Country Park, local primary and secondary schools, shops, and all local amenities. The property comprises, Entrance hall, lounge, dining room, kitchen/diner, WC, pantry, garage. To the first floor there are three bedrooms and a family bathroom.. To the outside there is off road parking to the front and enclosed rear garden and patio seating area. This spacious home benefits from double glazing, gas central heating, solar panels, off road parking for up to four vehicle's and private garden to rear. Viewing is essential to appreciate the location, condition and all on offer with this family home.

Hall 15'0" x 5'10" (4.57m x 1.79m)
Window to front, stairs, door to:

Dining Room 11'11" x 11'0" (3.64m x 3.36m)
Box window to front, fireplace, open plan, door to:

Lounge 11'10" x 11'0" (3.61m x 3.36m)
Box window to rear, fireplace.

Inner Hallway 8'10" x 2'9" (2.68m x 0.83m)
Open plan, door to:

WC 8'10" x 2'10" (2.68m x 0.86m)
Window to rear.

Kitchen/Breakfast Room 9'5" x 14'1" (2.87m x 4.28m)
Window to rear, door to:

Pantry 12'5" x 4'6" (3.79m x 1.38m)
Window to front, door to:

Garage 12'10" x 9'2" (3.91m x 2.80m)
Up and over door.

Landing 7'6" x 5'10" (2.28m x 1.79m)
Window to side, door to:

Bathroom 8'10" x 5'7" (2.69m x 1.71m)
Window to rear, Storage cupboard, door to:

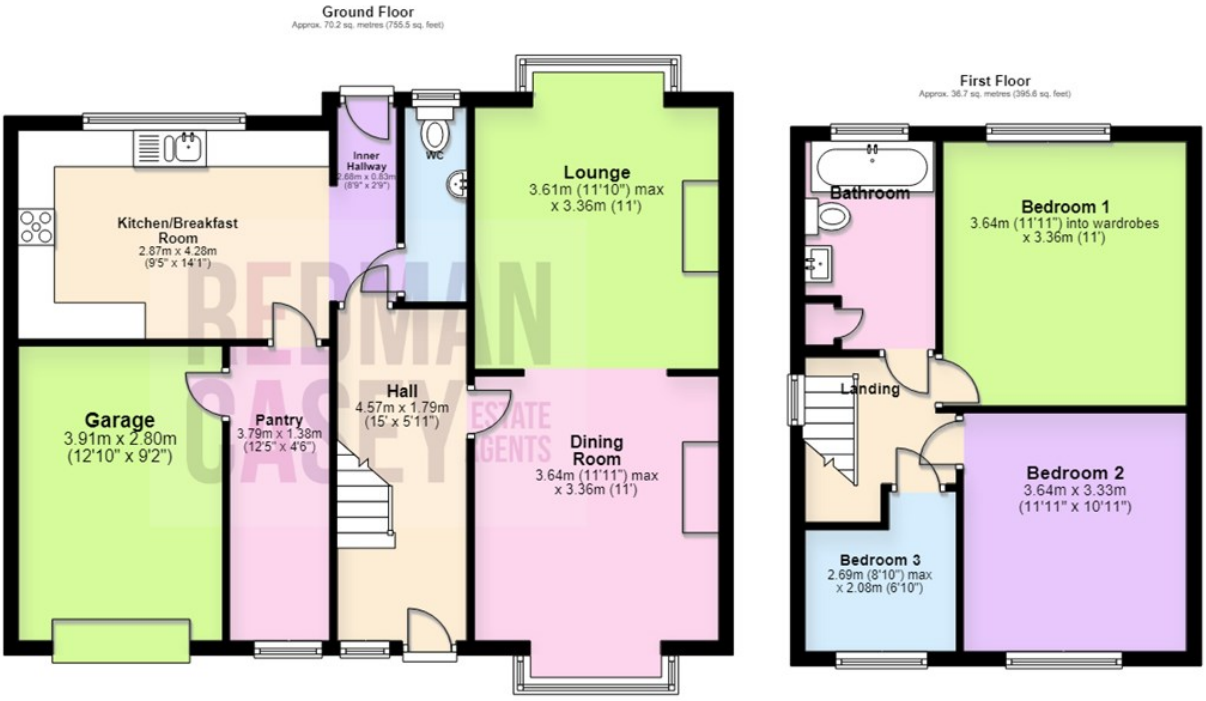
Bedroom 1 11'11" x 11'0" (3.64m x 3.36m)
Window to rear.

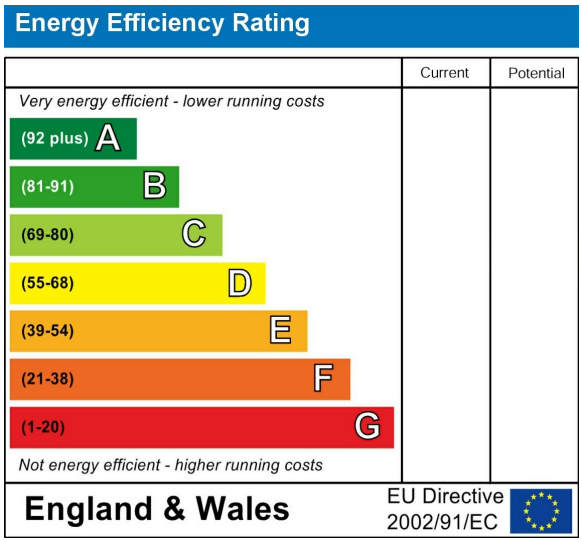
Bedroom 2 11'11" x 10'11" (3.64m x 3.33m)
Window to front.

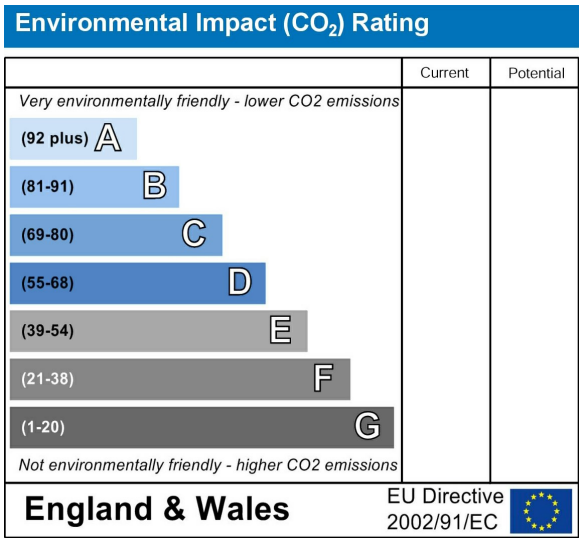
Bedroom 3 8'10" x 6'10" (2.69m x 2.08m)
Window to front.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk







69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk