REDMAN CASEY ESTATE AGENTS

3 The Avenue, Westhoughton, Bolton, BL5 3TB

Offers Around £214,950

Spacious three bedroom semi detached property fully modernised to a very high standard. This well presented extended property is located in a very popular residential location, close to local primary and secondary schools, good transport links making commute easy, local shops and all amenities. This spacious property also benefits from off road parking gardens front and rear, patio seating area, utility area.

This home must be viewed to appreciate the location, space, condition and all that this property has to offer.

- Three Bedroom
- Off Road Parking
- Gardens Front And Rear
- Open Plan Kitchen Diner
- EPC Rating C
- Extended Semi Detached
- Fully Modernised
- Utility Area
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Fully modernised well presented three bedroom extended semi-detached property. Located in a very popular residential location, close to local primary and secondary schools, good transport links making commute easy, local shops and all amenities. The property comprises:- Entrance hall, lounge, kitchen diner, rear entrance porch, WC, utility space. To the first floor there are three bedrooms and a family bathroom. To the outside front there is a garden and drive way, to the rear there is a enclosed rear garden. This spacious home benefits from double glazing, gas central heating, utility space downstairs WC, patio seating area and power to the garden area, off road parking and open plan kitchen diner. Viewing is essential to appreciate the condition, location, and all this spacious home has to offer.

Hallway 5'3" x 9'2" (1.59m x 2.79m)
Stairs, uPVC double glazed entrance to front, door to Storage cupboard, :

Lounge 11'9" x 9'9" (3.57m x 2.98m)
UPVC double glazed bay window to front, gas open fire with set in and feature surround, column radiator.

Kitchen/Diner 11'7" x 19'6" (3.53m x 5.94m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl composite sink unit with single drainer, mixer tap and ceramic tiled splashbacks, built-in integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, built-in microwave, window to rear, uPVC double glazed window to side, two column radiators, ceramic tiled flooring, :

Inner Porch 6'3" x 6'3" (1.90m x 1.90m)
UPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed entrance door to side, door to:

Utility Area 2'7" x 6'3" (0.79m x 1.90m)
Plumbing for automatic washing machine, space for tumble dryer.

WC 9'2" x 2'9" (2.79m x 0.84m)
UPVC frosted double glazed window to side, two piece suite comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashback and low-level WC, radiator, ceramic tiled flooring,

Landing 5'3" x 9'2" (1.59m x 2.79m)
UPVC double glazed window to side, :

Bedroom 1 13'11" x 9'9" (4.24m x 2.98m)
UPVC double glazed window to rear, radiator.

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Bedroom 2 11'9" x 9'9" (3.57m x 2.98m)
UPVC double glazed window to front, radiator,

Bedroom 3 6'7" x 9'2" (2.00m x 2.79m)
UPVC double glazed window to rear, radiator,

Bathroom 7'2" x 6'7" (2.18m x 2.01m)
Three piece suite with comprising, vanity wash hand basin with storage under, mixer tap and ceramic and tiling to all walls and close coupled WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring,

Outside Front
Driveway and path leading to front, garden area with mature planting.

Outside Rear
Enclosed rear garden laid to lawn with mature shrubbery and patio seating area.

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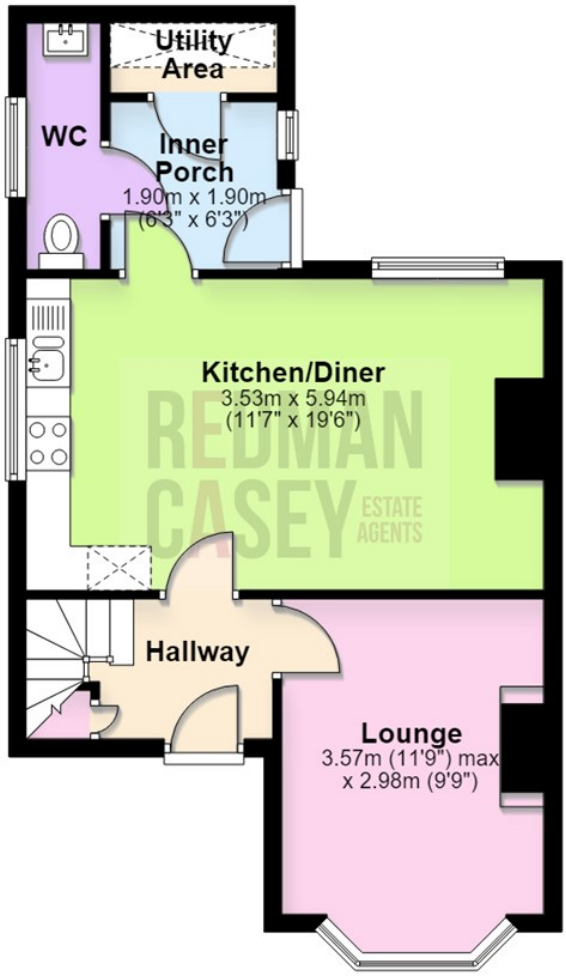
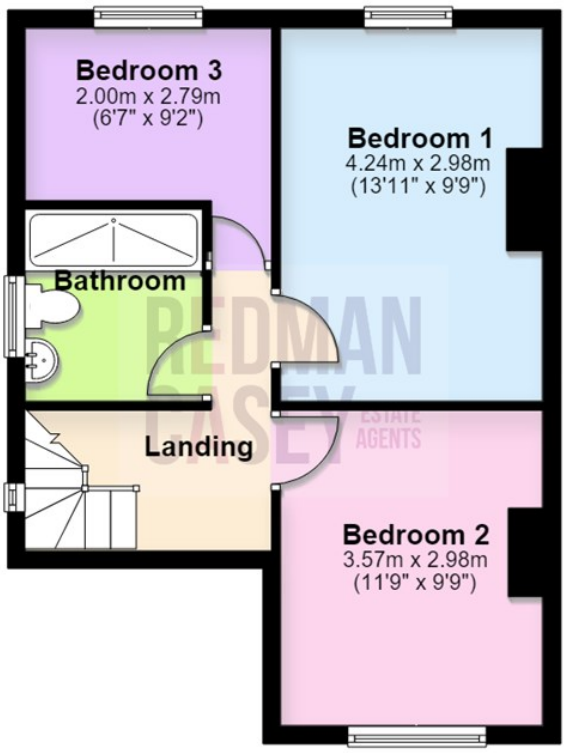
Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



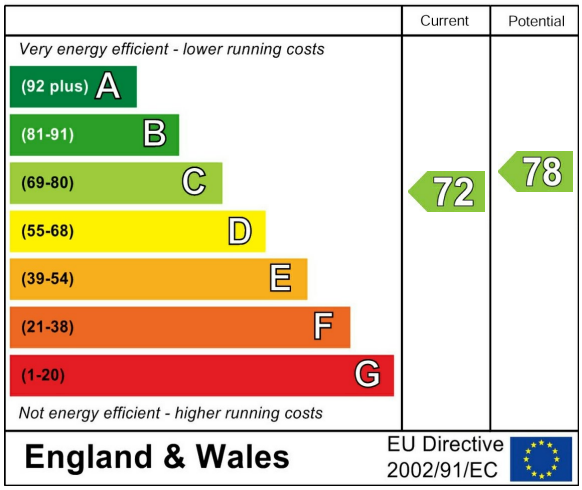
First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)

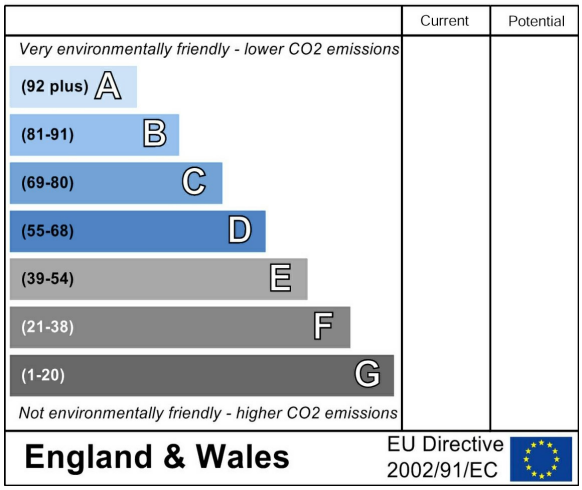


Total area: approx. 86.0 sq. metres (925.5 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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