REDMAN CASEY ESTATE AGENTS

13 Gloucester Avenue, Horwich, Bolton, BL6 6NF

Offers Around £175,000

Spacious three bedroom quasi semi detached property. Located in a very popular residential location close to local primary and secondary schools, shops, local amenities and good road and rail links. This spacious home benefits from double glazing, off road parking, rear enclosed garden with patio seating area, gas central heating and is sold with vacant possession and no onward chain. This well presented home is highly recommended for viewing to appreciate the condition, location and all that is on offer.

- Three Bedroom Quasi Semi
- Rear Garden
- Vacant Possession
- Council Tax Band A
- Fully Double Glazed
- Off Road Parking
- Utility Area
- No Chain
- EPC Rating Awaiting
- Gas Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom quasi semi detached property, located in a popular quiet residential location. Situated close to local shops, primary and secondary schools, local amenities with good road and rail links. This property comprises:-Entrance porch, lounge, dining room, kitchen, with detached utility area. To the first floor there are three bedrooms and a family bathroom. To the outside front there is off road parking , to the rear there is a fully enclosed private rear garden. This home benefits from double glazing, gas central heating, is sold with vacant possession and no onward chain. A spacious and well presented family home and is recommended for viewing to appreciate the location, condition and all this home offers.

Porch 3'6" x 5'9" (1.06m x 1.74m)
Windows to front, uPVC double glazed window, uPVC double glazed entrance door to front, :

Lounge 11'10" x 19'7" (3.61m x 5.97m)
UPVC double glazed window to front, double radiator, :

Dining Room 9'10" x 9'9" (3.00m x 2.97m)
UPVC double glazed window to rear, double radiator, open plan:

Kitchen 9'10" x 9'6" (3.00m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer, space for fridge, fitted oven with extractor hood over, uPVC double glazed window to rear, uPVC double frosted entrance door to rear,:

Utility Area 11'6" x 5'3" (3.51m x 1.60m)
Fitted with a range of base and eye level units and cupboards with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to side, boiler.

Bedroom 1 12'0" x 12'4" (3.66m x 3.77m)
UPVC double glazed window to front, range of fitted wardrobes, radiator :

Bedroom 2 9'11" x 13'10" (3.02m x 4.22m)
Window to rear, radiator.

Bedroom 3 8'11" x 8'10" (2.72m x 2.70m)
UPVC double glazed window to front, range of fitted wardrobe, radiator, :

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Wet Room 4'8" x 7'3" (1.41m x 2.22m)
Three piece suite with comprising, double shower enclosure with electric power shower and folding glass screen, pedestal wash hand basin with full height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Landing 8'11" x 7'3" (2.73m x 2.22m)
Door to:

Outside Front
Off Road Parking for two vehicles.

Outside Rear
Enclosed rear garden laid to paving with patio seating area.

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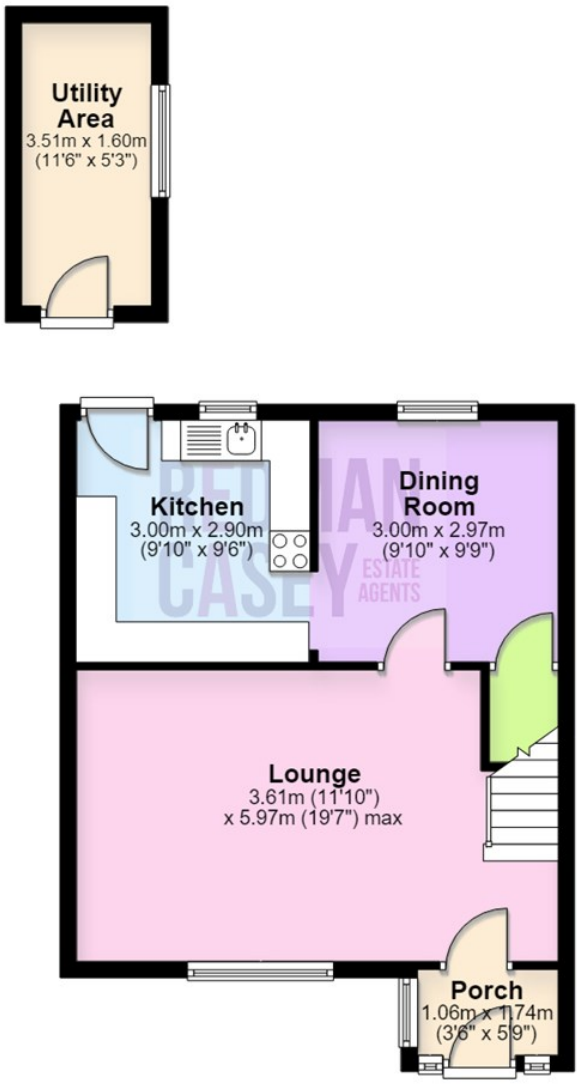
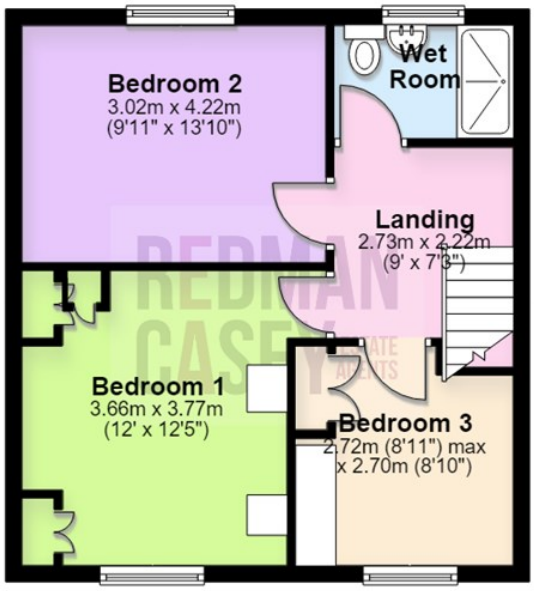
Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



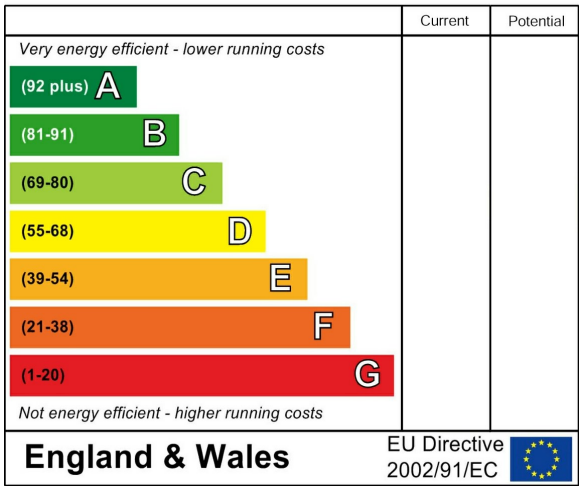
First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)

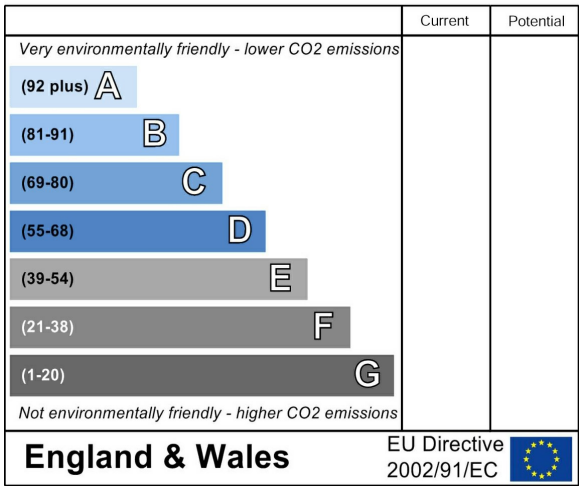


Total area: approx. 88.6 sq. metres (953.2 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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