REDMAN CASEY ESTATE AGENTS

15 Cotswold Drive, Horwich, Bolton, BL6 7DE

Offers Around £235,000

Well presented spacious three bedroom property, located in a very popular and quiet location close to Rivington Country Park. Good access to road and rail links, primary and secondary schools plus all local amenities. This three bedroom semi detached benefits from being freehold, off road parking, gardens front and rear, garage currently used as a workshop, fully double glazed and gas central heating. Viewing highly recommended to appreciate the great location, condition and all this home offers.

- Semi Detached
- Freehold
- Gardens Front And Rear
- Council Tax Band B
- Patio seating Area
- Three Bedroom
- Off Road Parking
- Awaiting EPC
- Garage/ Workshop
- Close to Rivington Country Park

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 semi-detached freehold property. This property is located in a quiet and sought after residential location, close to Rivington Country Park, local primary and secondary schools ,good road and rail links and all local amenities. The property comprises:- Entrance hall, lounge, kitchen diner. To the first floor has three bedrooms and a family bathroom. To the outside there is off road parking, gardens front and rear, plus garage currently used as a workshop. This spacious home benefits from double glazing, gas central heating, patio seating and dining area, gardens front and rear. Viewing is highly recommended to appreciate the location, condition space and all that this home offers.

Hallway
Storage cupboard, uPVC double glazed entrance door to front:

Lounge 15'9" x 14'7" (4.81m x 4.45m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator, stairs, :

Kitchen/Diner 8'2" x 14'7" (2.49m x 4.45m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, plumbing for automatic washing machine, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance door to rear, door to Storage cupboard.

Workshop / Garage 20'4" x 8'11" (6.20m x 2.71m)
Door. Power and lighting.

Landing 7'5" x 5'10" (2.26m x 1.79m)
UPVC double glazed window to side,

Bedroom 1 13'6" x 8'5" (4.11m x 2.56m)
UPVC double glazed window to front, range of mating fitted robes and drawers, radiator, door to:

Bedroom 2 10'6" x 8'5" (3.19m x 2.56m)
UPVC double glazed window to rear, mating fitted storage and drawers, radiator,

Bedroom 3 9'10" x 5'10" (2.99m x 1.79m)
UPVC double glazed window to front, radiator, .

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Bathroom 6'5" x 5'10" (1.95m x 1.79m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin with electric shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside Front
Driveway, lawn and mature flower beds.

Outside Rear
Enclosed rear garden with patio dining area mature planting of shrubs and decorative paving.

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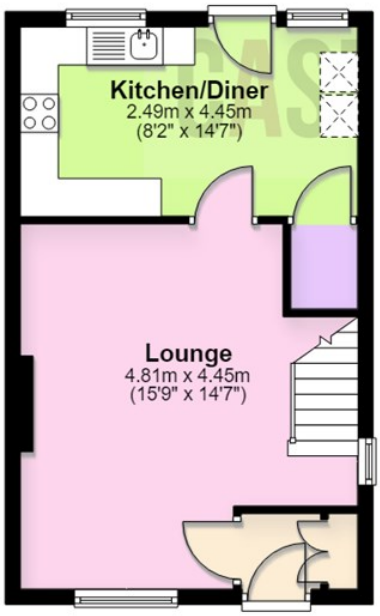
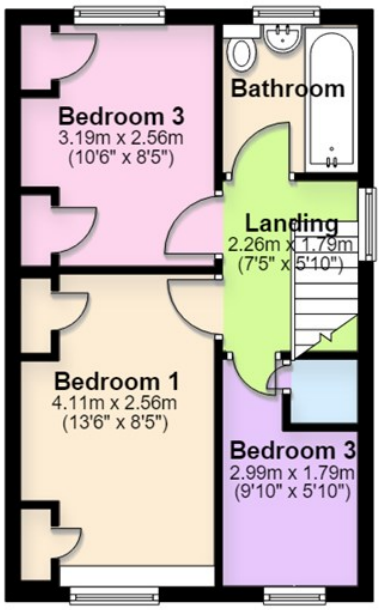
Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

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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