REDMAN CASEY ESTATE AGENTS

3 Sycamore Walk, Horwich, Bolton, BL6 6TD

Offers Around £175,000

Recently refurbished spacious three bedroom town house. Located in a very popular quiet residential area, close to good road and rail links making commute easy to Manchester or Preston, all local shops and good secondary and primary schools. Benefitting from being freehold, gardens front and rear, large kitchen with separate utility room and downstairs W,C. fully double glazed and gas central heating and sold with vacant possession and no onward chain, Viewing recommended to appreciate the size. condition and location.

- Three Bedroom
- Two Reception Room
- Town House
- Vacant Possession
- EPC Rating C
- Gardens Front And Rear
- Large Kitchen Plus Utility
- No Chain
- Council Ta Band B
- Freehold

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

Recently refurbished freehold three bedroom town house property, located in a very popular and quiet residential location. Situated close to local primary and secondary schools, good transport links making commute to Manchester or Preston easy, close to local shops and amenities. This property comprises:- Entrance hall, lounge, dining room, kitchen, utility room, W.C. To the first floor there are three bedrooms and a family bathroom. The outside is garden fronted and a enclosed rear garden. This home benefits from being freehold, double glazed, gas central heating, gardens front and rear, utility and large kitchen area. Viewing is highly recommended to appreciate the condition, location and space this home has to offer.

Hallway 2'9" x 17'9" (0.83m x 5.41m)
UPVC double glazed window to front, stairs, hardwood double glazed entrance door to front,:

Dining Room 13'3" x 9'9" (4.03m x 2.98m)
UPVC double glazed window to side, double radiator.

Lounge 15'3" x 11'7" (4.65m x 3.53m)
UPVC double glazed window to front, double radiator.

Kitchen Area 12'2" x 12'7" (3.71m x 3.84m)
Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, stainless steel sink unit with mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob, two uPVC double glazed windows to rear, double radiator, :

Utility Room 9'3" x 7'3" (2.81m x 2.21m)
With worktop space over with a matching base units, plumbing for automatic washing machine, space for tumble dryer, uPVC double glazed window to rear, double radiator, hardwood glazed entrance door to rear,

WC 5'10" x 2'10" (1.78m x 0.87m)
UPVC frosted double glazed window to front, double radiator.

Landing 6'3" x 16'6" (1.91m x 5.02m)
Two uPVC double glazed windows to front, radiator, Storage cupboard

Bedroom 1 15'3" x 11'2" (4.65m x 3.41m)
UPVC double glazed window, double radiator, :

Bedroom 2 8'5" x 12'7" (2.56m x 3.84m)
Two uPVC double glazed windows, radiator.

Bedroom 3 13'3" x 9'9" (4.03m x 2.98m)
UPVC double glazed window to side, radiator,:

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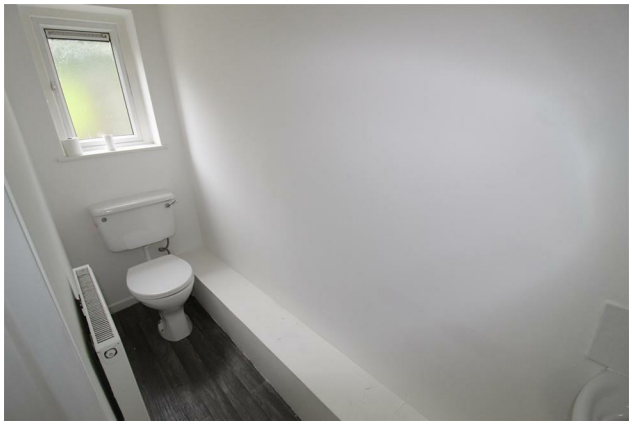
Bathroom 8'5" x 7'3" (2.56m x 2.21m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin, tiled shower area with fitted electric shower over and folding glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window, radiator.

Outside Front
Enclosed garden area laid to paving.

Enclosed rear garden laid to lawn with planting of mature shrubbery and plants.



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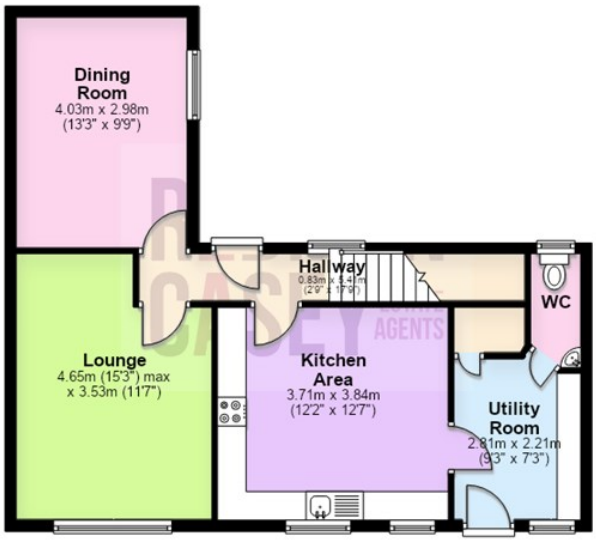
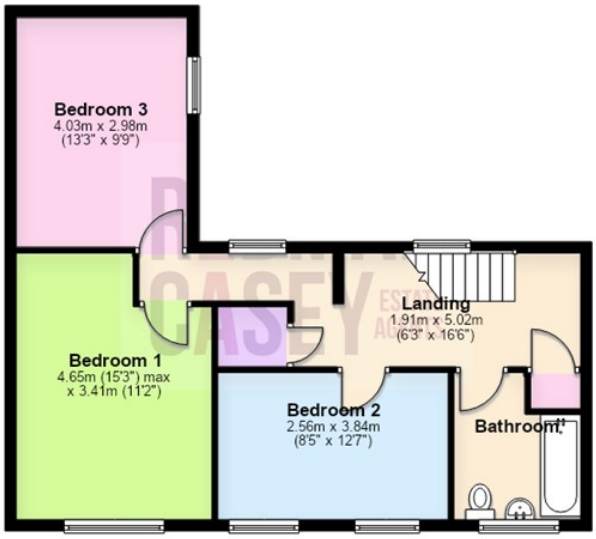
Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



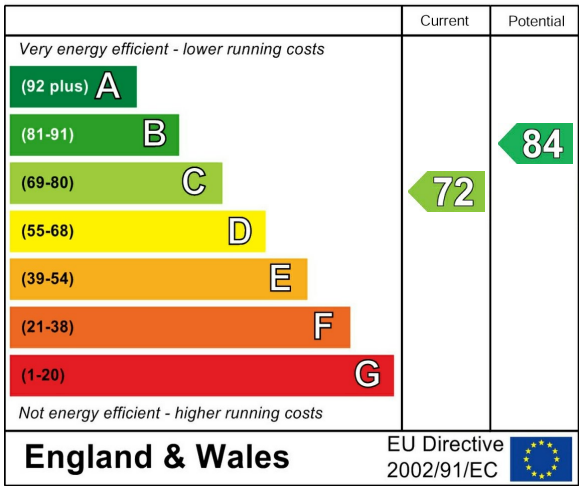
First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)

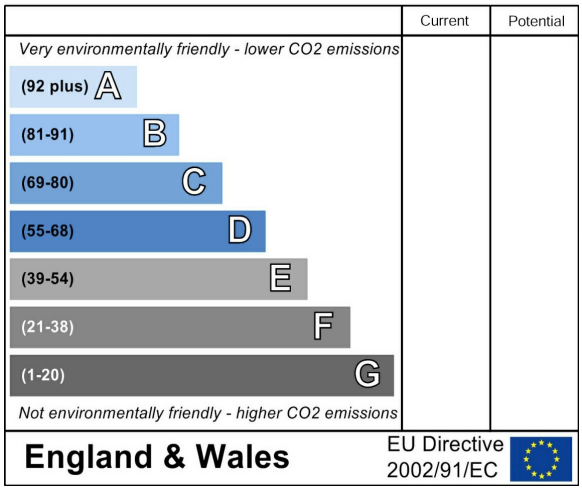


Total area: approx. 114.9 sq. metres (1236.4 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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