REDMAN CASEY ESTATE AGENTS

15 Cheviot Close, Horwich, Bolton, BL6 7DF



Offers Around £250,000

Well presented three bedroom semi detached property located in a quiet residential area, close to Rivington Country Park. Close to local primary and secondary schools and all local amenities. This home benefits from gardens front and rear, off road parking, patio seating area, freeholds and double garage. This property must be viewed to appreciate, the location, condition, and all this home has to offer.

- Semi Detached
- Off Road Parking
- Gardens Front And Rear
- Views Over Rivington
- Awaiting EPC
- Three Bedroom
- Double Garage
- Quiet Cul-De-Sac Position
- Council Tax Band C
- Patio Seating Area

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 spacious three bedroom semi detached property, located in a quiet Cul-De-Sac. Close to local primary and secondary schools, shops and transport links with the added benefit of being close to Rivington Country Park for those who like walking, cycling or just taking in the views. This home comprises -: Entrance porch, kitchen diner, Three bedrooms and a family bathroom, to the outside there are gardens front and rear with patio seating area, off road parking and a double garage. The property also benefits from being freehold, double glazing, gas central heating, mature gardens and spacious double garage with off road parking. Viewing is highly recommended to appreciate the space, condition, location and all the home has to offer.



Inner Porch
Radiator, uPVC entrance door to front,

Storage

Lounge 19'0" x 14'6" (5.79m x 4.42m)
UPVC double glazed bow window to front, uPVC frosted double glazed window to side, coal effect gas open fire fireplace with set in and feature surround, two double radiators, stairs,



Under Stairs Storage

Kitchen 10'6" x 14'6" (3.19m x 4.42m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in gas hob with pull out extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed opaque entrance door to rear,



Garage 16'11" x 16'2" (5.15m x 4.93m)
Two windows to side, power and lighting metal up and over door.

Bedroom 1 14'2" x 8'4" (4.32m x 2.55m)
UPVC double glazed window to front, range of matching fitted furniture , radiator:



Bedroom 2 9'10" x 8'6" (3.00m x 2.59m)
UPVC double glazed window to rear, range of matching fitted furniture,:

Bedroom 3 7'0" x 5'10" (2.14m x 1.78m)
UPVC double glazed window to front, radiator,:

Bedroom 3 storage cupboard.

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Landing 9'1" x 5'10" (2.76m x 1.78m)
UPVC double glazed window to side, :

Bathroom 5'10" x 6'0" (1.78m x 1.83m)
Three piece suite with comprising, deep panelled bath, shower over with folding glass screen, vanity wash hand basin in vanity unit with cupboard under, mixer tap and full height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front
Lawned front garden with mature planting path to front door.

Side Elevation
Gate to rear, off road parking driveway leading to double garage.

Outside Rear
Private rear garden with mature planting, laid to lawn with patio seating and dinging space.

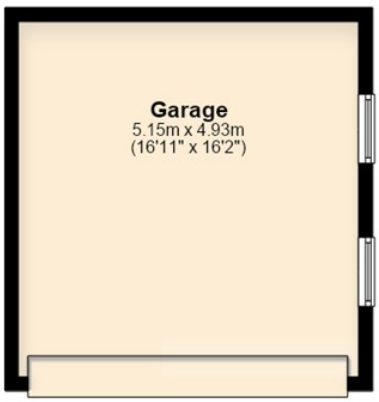


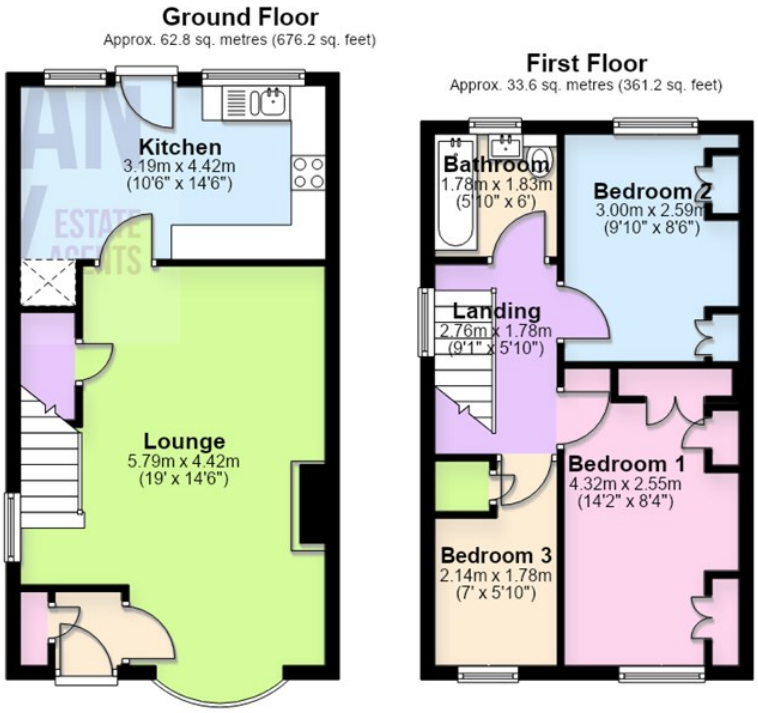




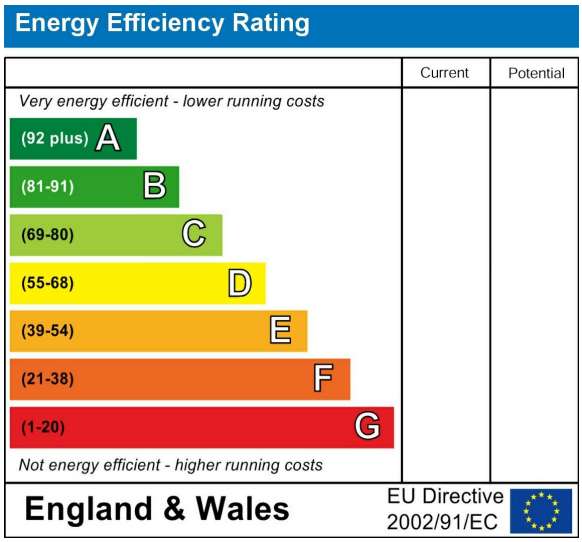


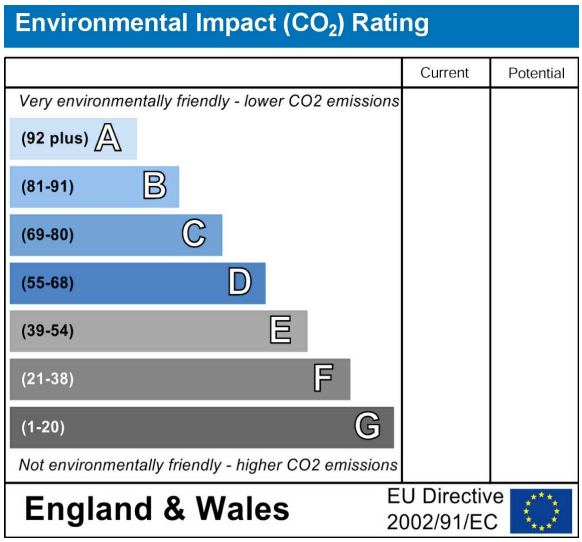
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Total area: approx. 96.4 sq. metres (1037.4 sq. feet)





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