REDMAN CASEY ESTATE AGENTS

195 Victoria Road, Horwich, Bolton, Lancashire, BL6 5PJ



Offers Around £175,000

Three bedroom town house located in a very popular residential location. Close to local primary and secondary schools, shops, amenities and good road and rail links. Benefitting from study downstairs WC off road parking for two vehicle's, gardens front and rear and will be sold with vacant possession and no onward chain. Viewing is recommended to appreciate the space, condition and location of this three bedroom home.

- Three Bedroom
- Off Road Parking For Two Vehicles'
- Study
- EPC Rating D
- Vacant Possession
- Town House
- Gardens Front And Rear
- Downstairs WC
- Council Tax Band A
- No Chain

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

Spacious three bedroom townhouse, located in a very popular residential location. Situated close to local primary and secondary schools, local shops, amenities and easy access to good road and rail links. The property comprises ;- Entrance hall, lounge, dining room, study, WC and utility area. To the first floor there are three bedrooms and a family bathroom. The outside has front and rear gardens with off road parking for two vehicle's. Benefiting from double glazing, gas central heating, and is sold with vacant possession and no onward chain. This three bed family home is recommended for viewing to appreciate the location, condition and all that is on offer.

Entrance Hall 7'2" x 5'9" (2.18m x 1.74m)
UPVC frosted double glazed window to side, laminate flooring, carpeted stairs to first floor landing,

Lounge 11'6" x 13'4" (3.50m x 4.07m)
UPVC double glazed window to front, radiator, , archway dining room,

Dining Room 10'5" x 8'11" (3.17m x 2.71m)
Radiator, laminate flooring, double glazed French doors, :

Kitchen 10'5" x 10'2" (3.17m x 3.09m)
Fitted with a matching range base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer and dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, , heated towel rail,

Study 12'3" x 6'0" (3.73m x 1.84m)
Sealed unit double glazed window to rear, radiator, part glazed door to rear,

Utility / WC 3'5" x 6'0" (1.04m x 1.84m)
Frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC,

Bedroom 1 10'5" x 12'7" (3.17m x 3.84m)
Double glazed window to rear, radiator,

Bedroom 2 11'6" x 10'2" (3.50m x 3.11m)
UPVC double glazed window to front, radiator,

Bedroom 3 8'5" x 8'11" (2.56m x 2.72m)
UPVC double glazed window to front, radiator,









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Bathroom 5'6" x 6'6" (1.67m x 1.99m)
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator,

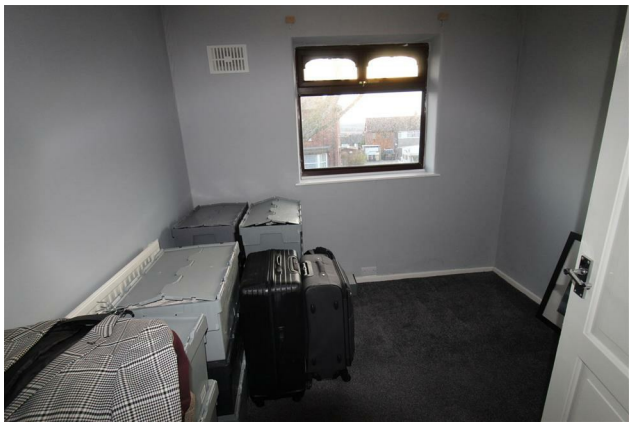
Landing 7'8" x 6'6" (2.33m x 1.99m)
UPVC frosted double glazed window to side, laminate flooring, access to loft.

Outside Front
Garden fronted with parking space, path leading to front door.

Outside Rear
Enclosed rear garden with lawn mature planting and patio seating area.









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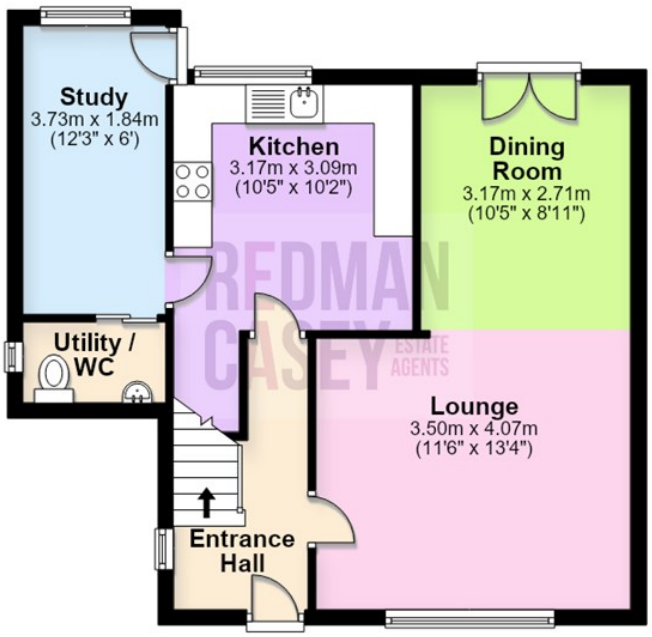
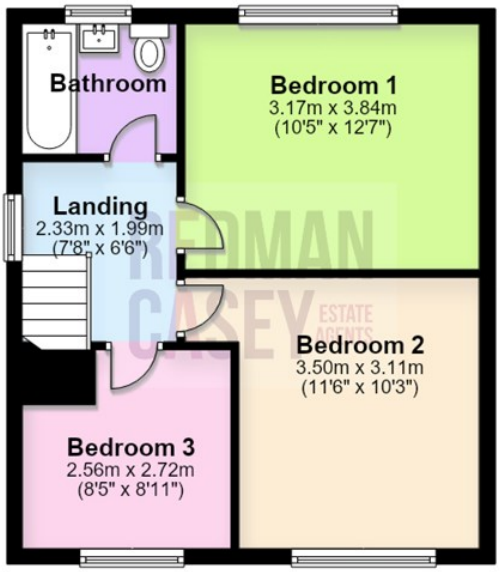
Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)

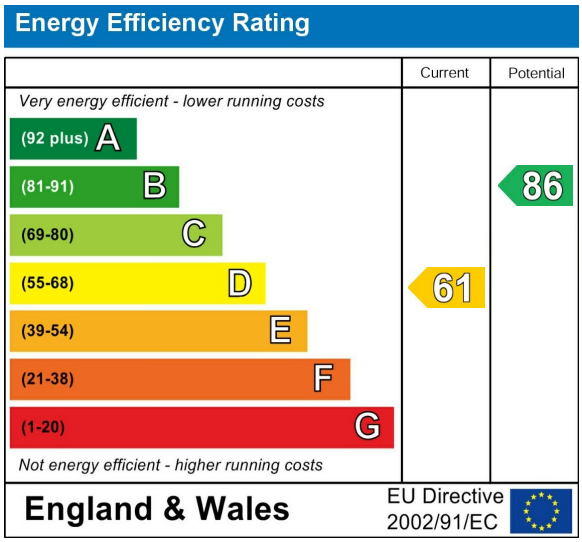


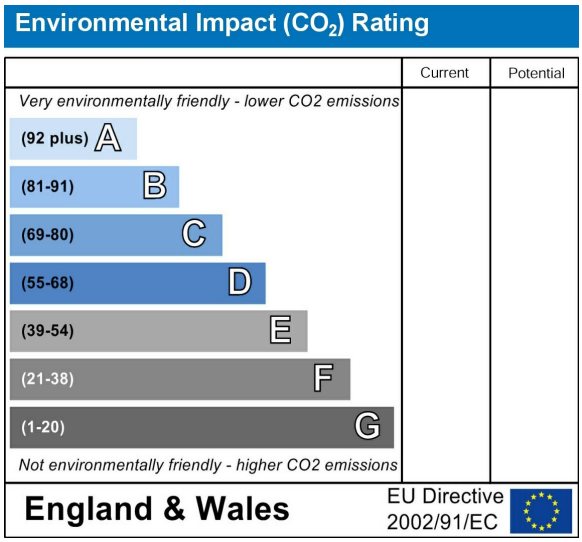
First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.4 sq. feet)





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