REDMAN CASEY ESTATE AGENTS

145 Claypool Road, Horwich, Bolton, BL6 6JP

Offers Around £245,000

Three bedroom semi detached bungalow in excellent condition, located in a very popular and quiet residential location. Situated close to great road and rail links and close proximity to the Middlebrook shopping complex. Benefiting from gardens front and rear, off road parking, garage conservatory, gas central heating and fully double glazing.
Viewing recommended to appreciate the location, condition and all that is on offer with this home.

- Semi Detached Bungalow
- Gardens Front And Rear
- Garage
- Excellent Condition
- Awaiting EPC
- Two / Three Bedroom
- Off Road Parking
- Recently Refurbished
- Council Tax Band B
- Patio Dining Area

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented and recently refurbished bungalow, This three bedroom bungalow is located in a very popular and quiet residential location, close to Middlebrook shopping complex, good road and rail links and all local amenities. The property comprises:- Hallway, lounge, kitchen, two bedrooms with the third being utilised has a utility room, conservatory. detached garage. This property benefits from double glazing, gas central heating, heated conservatory, garage with power and lighting, block paved off road parking, gardens front and rear with patio dining area. Alarm system installed in 2023 with security lighting and TV monitor.
Viewing is highly recommended to appreciate the location, condition and all this property has to offer.

Hallway
Secure uPVC double glazed obscure entrance door to side,:

Lounge 11'2" x 12'7" (3.40m x 3.84m)
UPVC double glazed window to front, electric fire set in feature surround, double radiator.

Kitchen 8'11" x 9'7" (2.72m x 2.92m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to side, radiator, :

Conservatory
Two windows to side, window to rear, uPVC double glazed, double radiator, uPVC double glazed entrance double door to rear,

Bedroom 1 11'4" x 11'6" (3.45m x 3.51m)
UPVC double glazed window to rear, double radiator, :

Bedroom 2 8'11" x 8'6" (2.72m x 2.59m)
UPVC double glazed window to front, double radiator.

Bathroom
Recently refitted with corner shower comprising vanity wash hand basin with cupboards under, mixer tap and ceramic and tiling to all walls and low-level WC, extractor fan, heated towel rail:

Bedroom 3 / Utility Room 5'9" x 6'8" (1.75m x 2.03m)
UPVC double glazed window to side, double radiator. Space for fridge/freezer.

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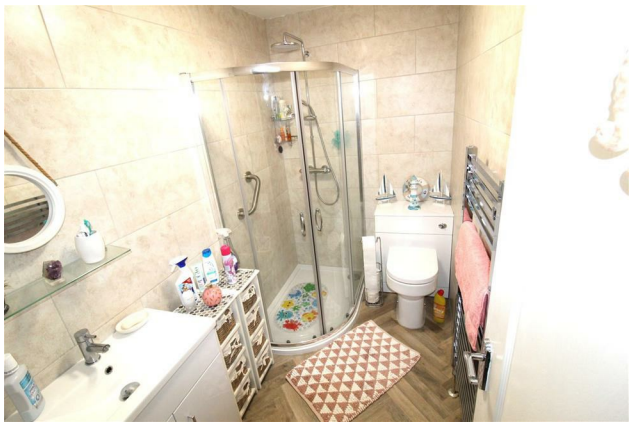
Garage
Detached single garage, uPVC double glazed window to side, metal up and over door, Light and power.

Outside Front
Garden fronted, with block paved pathway and off road parking.

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



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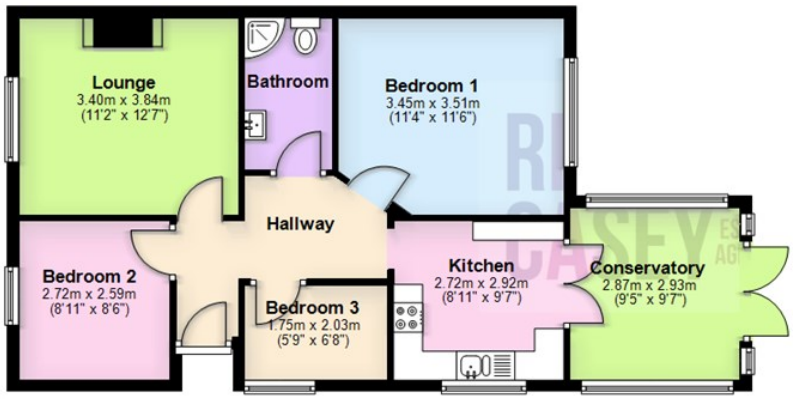
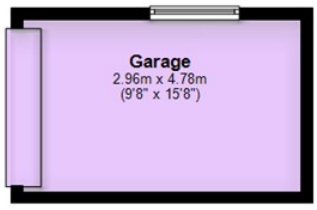
Ground Floor

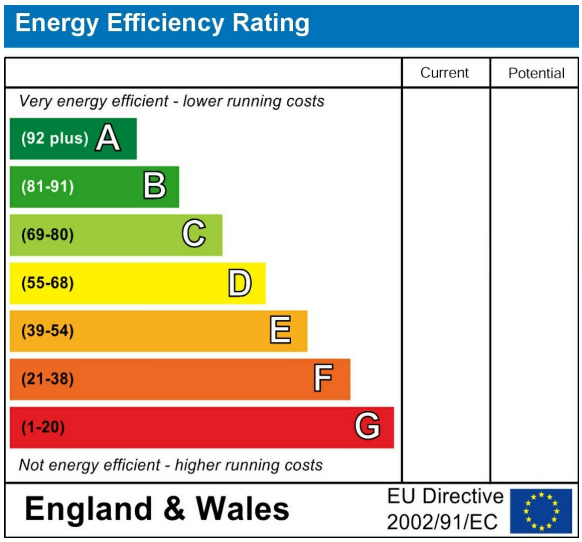
Approx. 79.8 sq. metres (859.3 sq. feet)

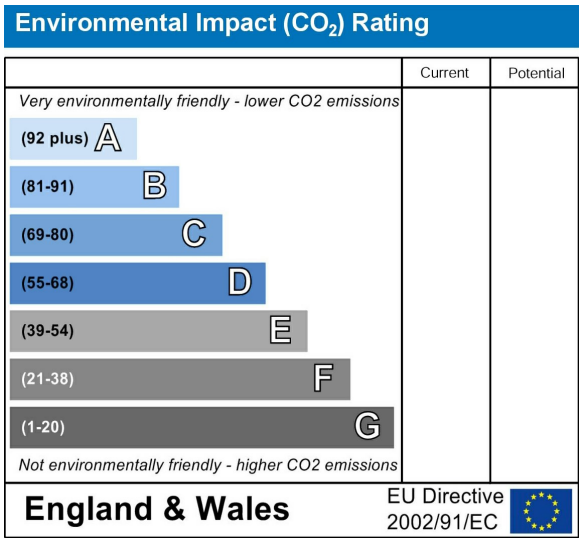




Total area: approx. 79.8 sq. metres (859.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





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