REDMAN CASEY ESTATE AGENTS

23 Cherry Tree Way, Horwich, Bolton, BL6 6JG

Offers In The Region Of £195,000

Well presented and deceptively spacious freehold mid town house, ideally located for access to motorway, Middlebrook and local schools. The property offers excellent family accommodation with generous bedrooms, lounge, dining area, modern fitted kitchen and bathroom and enclosed south facing rear garden. ideal first purchase or buy to let investment, viewing is highly advised

- 3 Generous Bedrooms
- Modern Fitted Kitchen and Bathroom
- South Facing Rear Garden
- Downstairs WC
- EPC Rating C
- Spacious Receptions
- Freehold
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of local schools, Middlebrook and the motorway make this a fantastic family property, comprising:- Entrance hall, dining area, lounge, modern fitted kitchen and downstairs w.c. To the first floor there are three generous bedrooms and bathroom fitted with a white three piece suite. Outside there are open plan gardens to the front and enclosed south facing gardens to the rear with large paved patio and brick built storage shed. Ample residents parking is available. The property benefits from gas central heating via a combination boiler and upvc double glazing and must be viewed to appreciate size and condition, ideal first purchase pr buy to let investment.

Porch
Two windows to side, two windows to front, ceramic tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall
UPVC double glazed window to front, double radiator, laminate flooring, carpeted stairs to first floor landing, door to:

Dining Area 10'11" x 7'9" (3.34m x 2.37m)
UPVC double glazed window to rear, radiator, open plan, door to:

Lounge 17'4" x 9'1" (5.29m x 2.78m)
UPVC double glazed window to rear, uPVC double glazed window to front, double radiator, laminate flooring, coving to ceiling.

Kitchen 10'11" x 7'5" (3.34m x 2.27m)
Fitted with a matching range of modern pale grey base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric fan assisted oven, four ring hob, built-in microwave, uPVC double glazed window to rear, uPVC double glazed door to garden, door to:

WC
Frosted double glazed window to front, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, half height ceramic tiling to all walls, vinyl flooring.

Landing
Window to front, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

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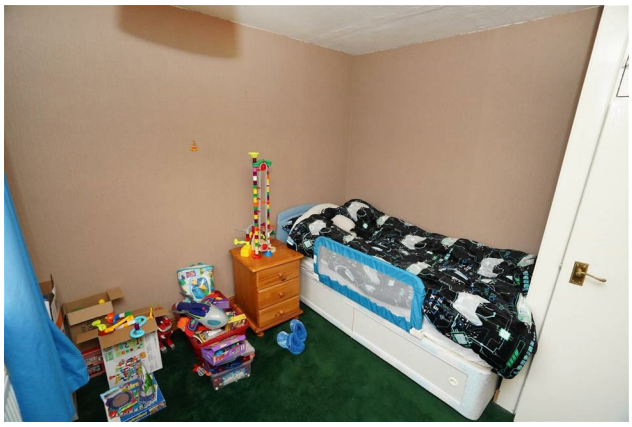
Bedroom 1 10'8" x 12'1" (3.26m x 3.68m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 2 8'2" x 13'10" (2.50m x 4.21m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'1" x 9'3" (2.77m x 2.82m)
UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, wall mounted mirror, uPVC double glazed window to front, vinyl flooring.

Outside
Open plan front garden with lawned area, paved pathway leading to front entrance door and shrub borders.
South facing private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, mature shrub borders, rear gates giving vehicular access, brick-built storage shed and store.



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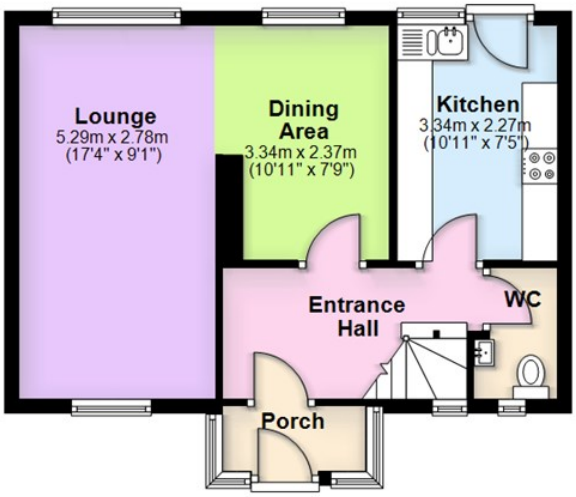
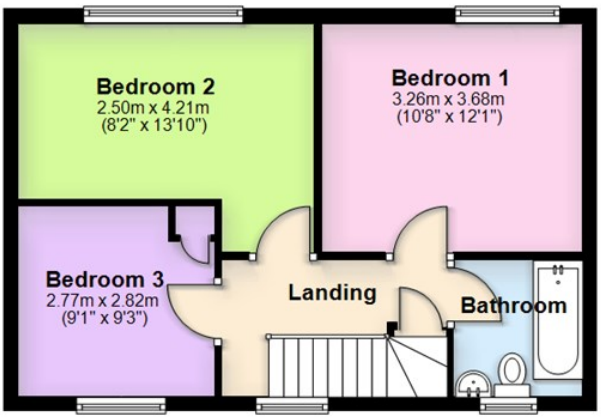
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



First Floor

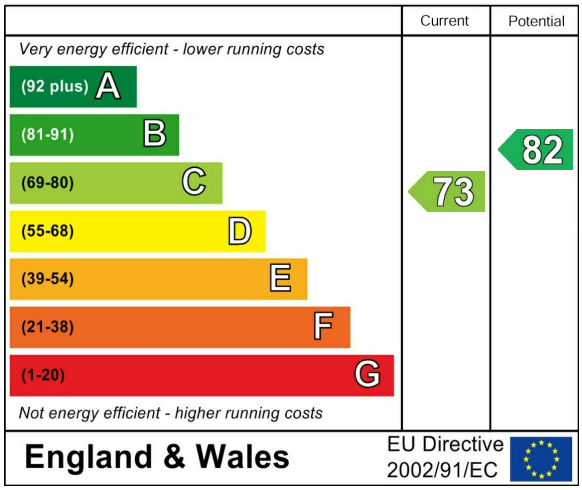
Approx. 42.3 sq. metres (455.4 sq. feet)



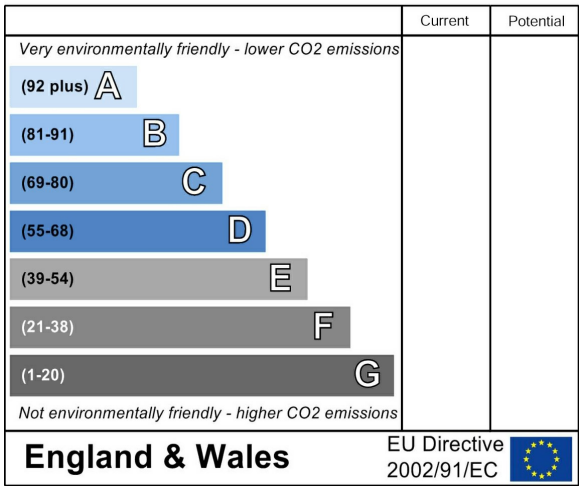
Total area: approx. 84.7 sq. metres (911.8 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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