

# REDMAN CASEY ESTATE AGENTS

Eversley, Fleet Street, Horwich, Bolton, Greater Manchester, BL6 6BD



**Price £359,950**

- 3 Bedrooms
- Freehold
- Exceptional Plot
- 3 Receptions
- Panoramic Views
- Extended

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## Porch

Entrance porch with timber and glass panelled door, windows to side aspect, single socket power point, traditional tiled floor, door to lobby.

## Lobby

Access from the porch, traditional stained glass window to side aspect, doors lead to further accommodation, stairs rise to upper level.

## Kitchen 9'3" x 11'9" (2.82 x 3.58)

Access from the lobby to fitted kitchen with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, space for cooker, inset sink, door to utility, window to side aspect, tiled flooring, inset sink. space for fridge.

## Utility 14'8" x 6'3" (4.47 x 1.91)

Access from the kitchen to utility with a range of base units and contrasting work tops, wall mounted radiator, inset sink, power points, plumbed for washing facilities, door to boiler room, door to W.C. window to side aspect.

## WC

Accessed from the utility to W.C with low level W.C. and vanity wash basin, glazed window.

## Boiler room

Good storage area also wall mounted gas fired central heating boiler is housed.

## Dining Area 11'9" x 11'5" (3.58 x 3.48)

Accessed from the lobby with French doors to the sitting room, open plan to family lounge, ample space for dining, power points, glazed stained glass window.

## Lounge 11'10" x 12'9" (3.61 x 3.89)

Open plan from the dining room, feature fireplace with living flame gas fire, marble back panel, hearth and timber surround, power points, glazed bay window to front aspect overlooking the grounds and further views across Horwich

## Sitting Room 10'10" x 10'10" (3.3 x 3.3)

Accessed from the dining room to sitting room with tiled flooring, wall mounted radiator, power points, upvc & glass panelled French doors leading to outer grounds, panoramic views.

## Bedroom 1 12'9" x 11'11" (3.89 x 3.63)

Good sized double room with a range of fitted robes providing storage and hanging space, power points, glazed bay window with elevated panoramic views over Horwich, wall mounted radiator



### **Bedroom 3 7'9" x 9'2" (2.36 x 2.79)**

Accessed from the landing to bed three a good sized room with laminate flooring, power points, window, wall mounted radiator.

### **Landing**

Stairs rise to upper level, doors lead to further accommodation, window to side aspect.

### **Bedroom 2 11'9" x 11'6" (3.58 x 3.51)**

Another good sized double room with window providing elevated panoramic views, power points, wall mounted radiator, space for robes.

### **WC**

Accessed from the landing next to the bathroom with low level W.C. and separate vanity wash basin, frosted window.

### **Bathroom**

Three piece comprising shower cubicle, panelled bath, vanity wash basin with under storage, partial tiled elevations, wall mounted heated towel rail, frosted window.


### **Outside**

The grounds surround this detached residence to four sides with path gliding up from Fleet street leading to side plot of fruit and vegetables, gravel bedded areas, ornamental pond with decorative rockery surrounding, soil bedded areas with seasonal plants, flowers, shrubs and foliage. A lovely laid lawn to the rear with further soil bedded sections and further elevated via stone steps to stone flagged area leading down side elevation. There is also toughened glass greenhouse.

### **Garage**

Accessed via up and over door from Fleet street with power and light providing off road parking or storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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