

**REDMAN
CASEY** ESTATE
AGENTS

361 Worsley Road, Swinton, M27 0FJ



£1,400

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



Superbly presented and renovated three bedroom extended semi detached property ideally located for access to Manchester city centre local amenities sought after school sand shops. Spacious lounge, dining room open plan into large conservatory. fitted kitchen. to the first floor there are three generous bedrooms and bathroom with recently fitted modern three piece white bathroom suite. Outside there is ample parking and lawned area to front and side and low maintenance garden with paved and gravelled area to the rear available now Council Tax band C. EPC Rating D. Holding deposit equivalent to 1 weeks rent £346.00





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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