

REDMAN CASEY ESTATE AGENTS

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£875

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Hall

Open plan to:

Kitchen 10'1" x 14'2" (3.07m x 4.33m)

Fitted with a matching range of light grey base and eye level with underlighting, drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, space for washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, double radiator, vinyl flooring, ceiling with recessed low-voltage spotlights, open plan to:



Lounge 13'7" x 14'2" (4.15m x 4.33m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, ceiling with recessed low-voltage spotlights.

Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to two walls, heated towel rail, extractor fan, vinyl flooring.

Bedroom 1 10'9" x 14'0" (3.28m x 4.27m)

UPVC double glazed window to side, double radiator, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.



Outside

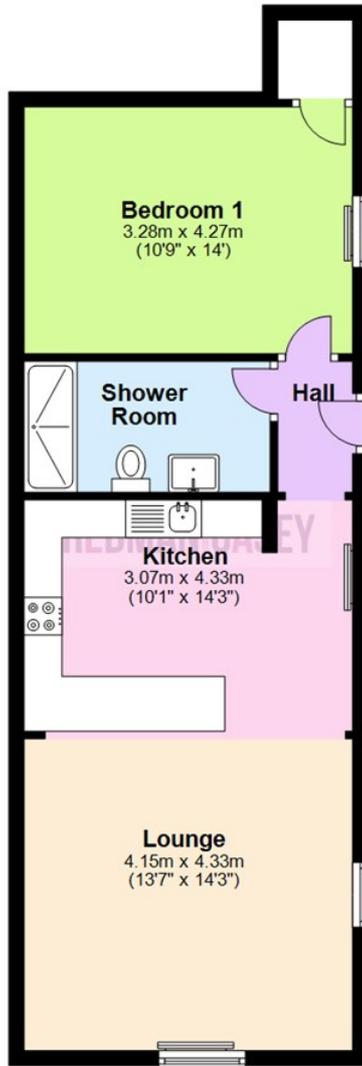
Garden - Enclosed by timber fencing to front, rear and sides, gated access to large paved sun patio with artificial grassed area. Allocated car parking to front or rear with access to cellar storage with individual storage cages ideal for bikes etc





Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 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

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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