REDMAN CASEY ESTATE AGENTS

44 George Street, Horwich, Bolton, Greater Manchester, BL6 6BH

Offers In The Region Of £150,000

Well presented two double bedroom mid terraced property offering excellent accommodation with two spacious reception rooms fitted kitchen, Two double bedrooms, large bathroom and useful loft room. outside space to the front with a paved patio garden and rear courtyard. The property is sold with no chain and vacant possession, this will make a great first time purchase or buy to let investment.

- Two Generous Double Bedrooms
- Useful Loft Room
- No Chain
- Ideal First Purchase
- Two Spacious Reception Rooms
- Conservation Area
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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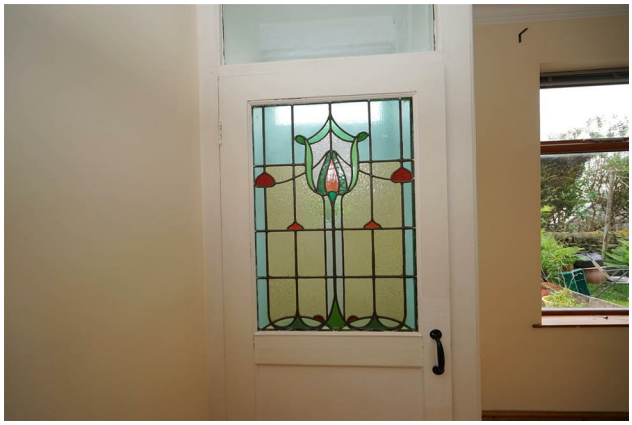
Located within the Horwich conservation area this well presented mid terraced property must be viewed to appreciate all that it has to offer. The property is sold with no chain and vacant possession and comprises :- Fitted Kitchen, dining room, lounge and rear porch. To the first floor there are two double bedrooms and a large bathroom fitted with a three piece suite. To the second floor is a useful loft room which is accessed from the landing. Outside there is a courtyard garden to the front with paved hardstanding and a garden to the rear with paved patio and shrub borders. Early viewing is recommended to avoid disappointment.

Kitchen 11'3" x 7'5" (3.42m x 2.27m)
Fitted with a matching range of base and eye level cupboards with contrasting worktop space, leaded glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to front, part glazed entrance door, door to:



Sitting Room 14'9" x 13'11" (4.50m x 4.23m)
Double glazed window to front, coal effect gas fire with timber surround and flagged hearth, built-in under-stairs storage cupboard, double radiator, exposed wooden flooring, carpeted stairs to first floor landing, archway to:

Lounge 12'8" x 13'11" (3.86m x 4.23m)
Double glazed window to rear, feature open fire set in cast iron surround and flagged hearth, double radiator, exposed wooden flooring, coving to ceiling, door with stained and leaded panel to:

Porch
UPVC double glazed door to garden.

Landing
Double radiator, stairs to loft room, door to:

Bedroom 1 12'8" x 13'11" (3.87m x 4.23m)
Double glazed window to rear, double radiator.

Bedroom 2 11'7" x 8'10" (3.54m x 2.68m)
Double glazed window to front, double radiator, open plan to built-in under-stairs storage cupboard.

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Bathroom 11'3" x 7'5" (3.42m x 2.27m)
Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with tiled splashback and low-level WC, ceramic tiling over bath area, window to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, door.

Loft Room 13'3" x 13'11" (4.05m x 4.23m)
Double glazed velux skylight to rear, sloping ceiling with exposed beams.

Outside
Front garden with paved garden, enclosed by brick wall to front and sides, wrought iron gated access.
Rear garden, enclosed by wall and mature hedge to rear and sides, paved sun patio, gravelled borders.

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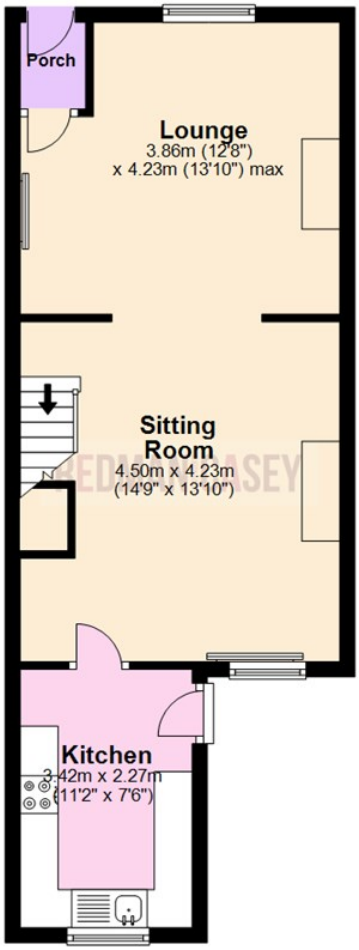
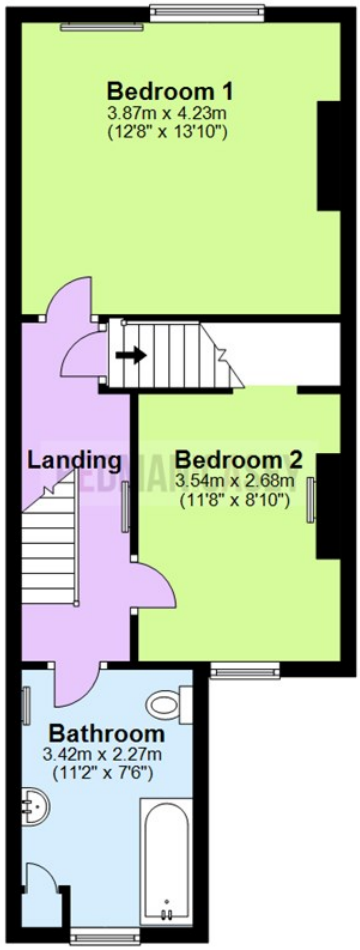
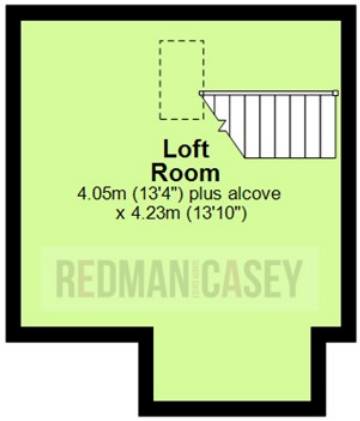
Ground Floor
Approx. 43.7 sq. metres (470.7 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.7 sq. feet)



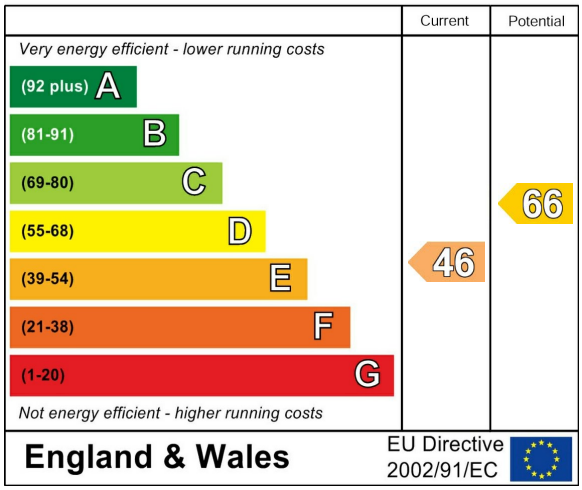
Second Floor
Approx. 19.2 sq. metres (206.2 sq. feet)



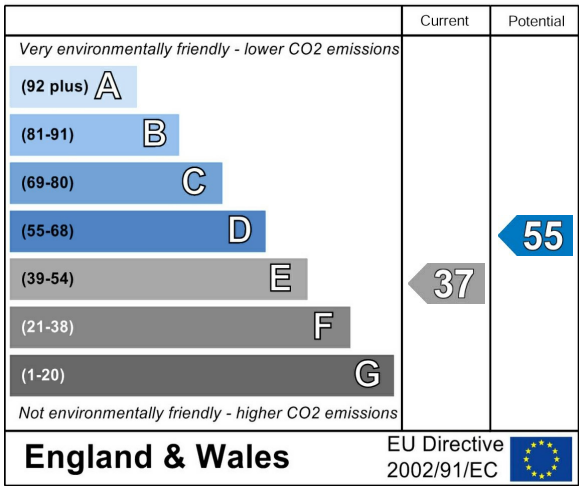
Total area: approx. 106.6 sq. metres (1147.7 sq. feet)

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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