REDMAN CASEY ESTATE AGENTS

23 Dickinson Street West, Horwich, Bolton, Lancashire, BL6 7JW

£150,000

Two Bedroom extended mid terraced property in a great residential location. Close to local schools, shops, local amenities and Rivington Country Park. This property offers spacious living accommodation with the added benefits of gas central heating, double glazing and rear garden. viewing recommended to appreciate all that is on offer.

- Extended
- 2 Bedroom
- Gas Central Heating
- Council Band A
- Garden To Rear
- Mid Terraced
- Double Glazing
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented two bedroom extended mid terraced property situated in s popular residential location, close to local schools, shops, local amenities and Rivington Country Park. Benefitting from gas central heating, double glazing, large kitchen extension and rear garden with patio seating area. The property comprises:- Lounge, dining room, kitchen, to the first floor there are two bedrooms and a family bathroom. To the rear there is an enclosed rear garden with patio seating area. This property is highly recommended to view to appreciate all that is on offer the condition, location and to avoid disappointment.

Lounge 16'1" x 13'8" (4.90m x 4.17m)
UPVC double glazed window to front, double radiator, door to:

Dining Room 9'1" x 13'8" (2.76m x 4.17m)
UPVC double glazed window to rear, two radiators, stairs, open plan to:

Kitchen 14'7" x 9'0" (4.44m x 2.75m)
Matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to rear, uPVC double glazed frosted entrance door to side.

Bedroom 1 10'3" x 13'8" (3.12m x 4.17m)
UPVC double glazed window to front, fitted wardrobe(s) with sliding door, hanging rails, shelving and overhead storage, radiator, double door, door to:

Bedroom 2 9'1" x 8'10" (2.76m x 2.69m)
Window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled, vanity wash hand basin with storage under and ceramic tiling to three walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Landing
Door to:

Outside Space
Enclosed garden to rear with flower beds and patio seating area.

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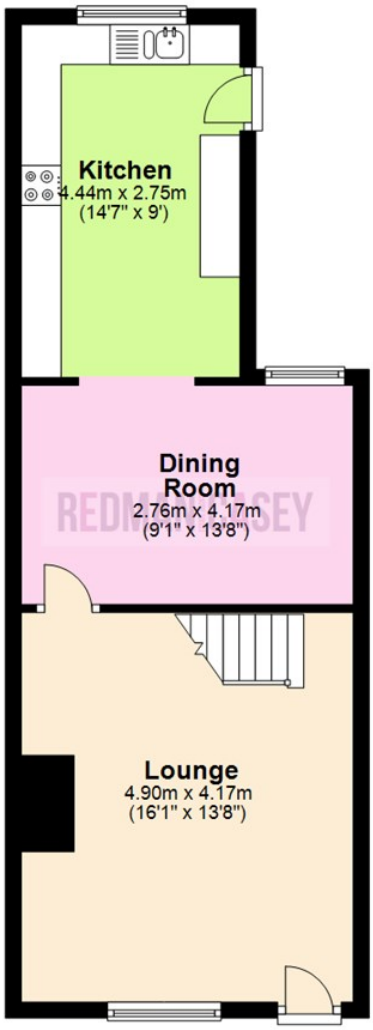
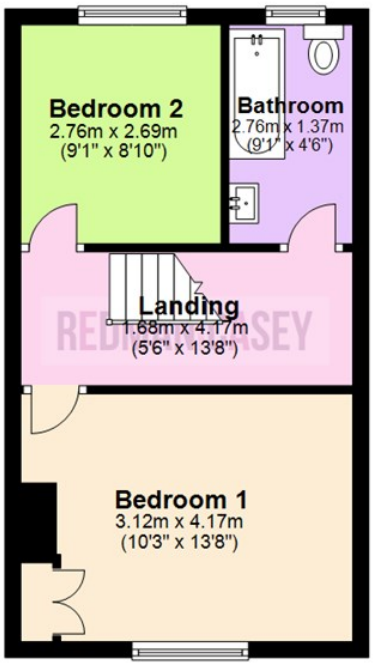
Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



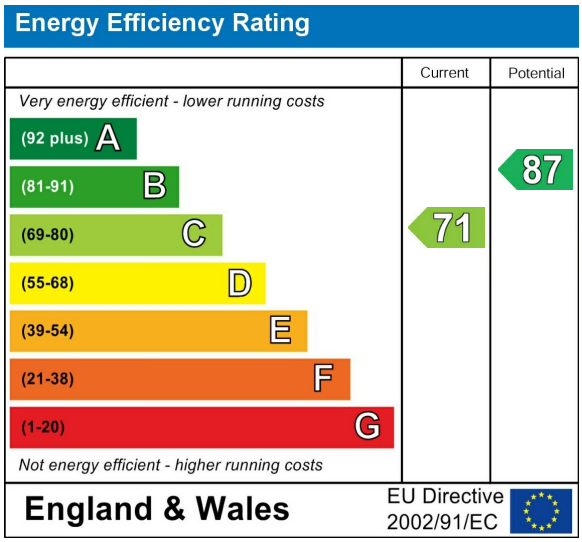
First Floor

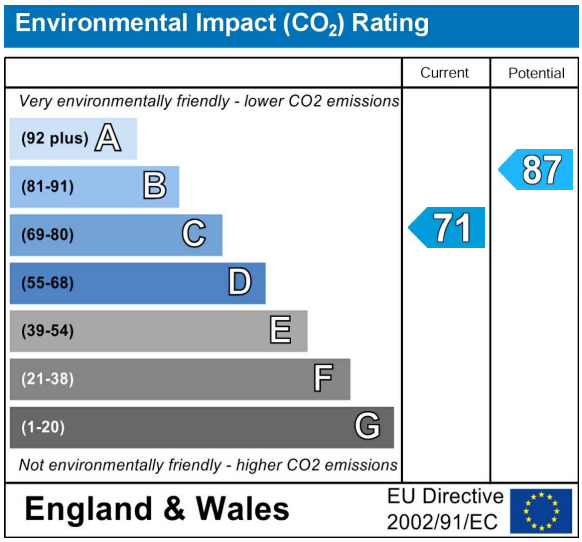
Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 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.





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