REDMAN CASEY ESTATE AGENTS

63 Brunswick Avenue, Horwich, Bolton, Lancashire, BL6 6NG

£115,000

An end terraced residence offered with no onward chain, two double bedrooms, two reception rooms, exceptional rear plot, kitchen, store room, three piece bathroom, gas centrally heated, double glazed windows, early viewing an absolute must to fully appreciate.

- No Chain
- Two Reception Rooms
- Useful Store Room
- Two Double Bedrooms
- Exceptional Rear Garden
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Brunswick Avenue, Horwich and offered with no onward chain this end terraced home offers entrance lobby, lounge, dining room, kitchen, store room, two double bedrooms, three piece bathroom, garden to front and an exceptional laid lawn to the rear. The property benefits from gas central heating and double glazed windows and is situated within easy reach to local amenities, the centre of Horwich, Middlebrook retail park, train station, bus routes and regarded schools. Early viewing is essential to fully appreciate.

Lobby 7'11" x 2'10" (2.42m x 0.86m)
Entrance lobby with stairs rising to upper level, doors lead to further accommodation.

Dining Room 9'9" x 9'7" (2.96m x 2.92m)
Access from the lobby to dining room with laminate floor, power points, double glazed window to front aspect, wall mounted radiator, door to kitchen.

Lounge 15'11" x 9'11" (4.84m x 3.03m)
Access from the lobby with double glazed windows to front and rear elevations, power points, laminate flooring, wall mounted radiator.

Kitchen 5'6" x 13'3" (1.67m x 4.04m)
Access from the dining room to kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset single drainer sink, space for cooker, double glazed window to the rear, door to storage room, further under stairs storage.

Store Room 13'1" x 5'10" (3.98m x 1.78m)
Useful store room with access from the kitchen with doors to front and rear aspect, window to rear, power points.

Storage 5'11" x 2'5" (1.80m x 0.73m)
Useful storage.

Landing
Stairs rise to upper level, doors lead to further accommodation, double glazed window to rear.

Bedroom 1 15'11" x 9'11" (4.84m x 3.03m)
A good sized double room with power points space for free standing or built in wardrobes, wall mounted radiator, double glazed window to front and rear, laminate flooring.

Bedroom 2 10'0" x 13'3" (3.04m x 4.03m)
A double room with wall mounted radiator, power points, double glazed window, cupboard housing gas fired central heating boiler.

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Bathroom 5'7" x 6'6" (1.70m x 1.99m)
Three piece suite with low level W.C., panelled bath with shower over and screen, vanity wash basin with under storage, partial tiled elevations, double glazed frosted window.

Outside
To the front a lawned area and stone flagged path with hedges to border

To the rear an exceptional plot with lawns providing flexibility and scope with traditional fencing as borders.

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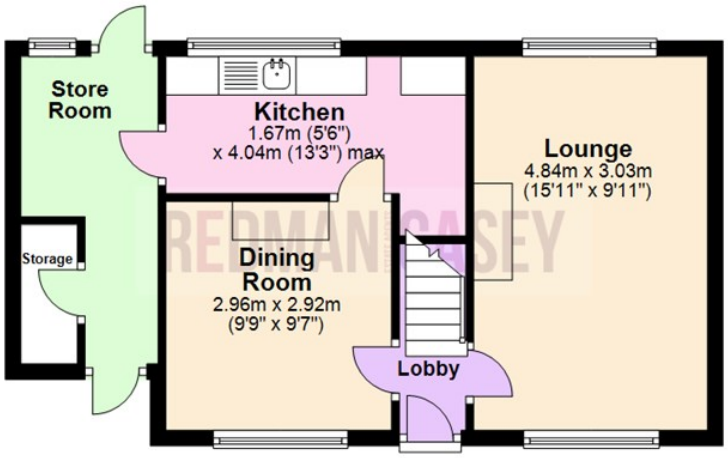
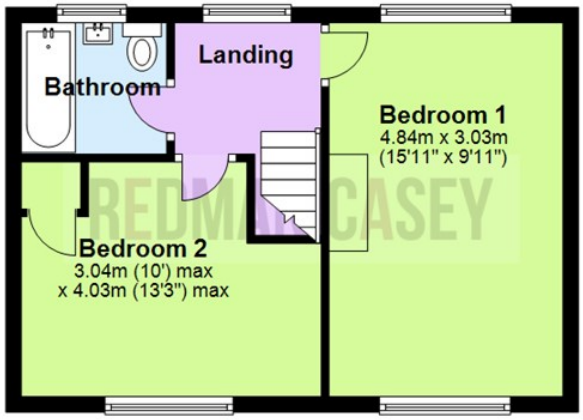
Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor

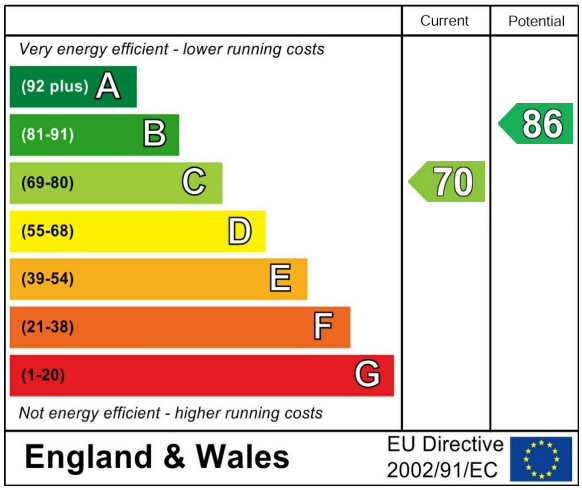
Approx. 33.9 sq. metres (365.1 sq. feet)



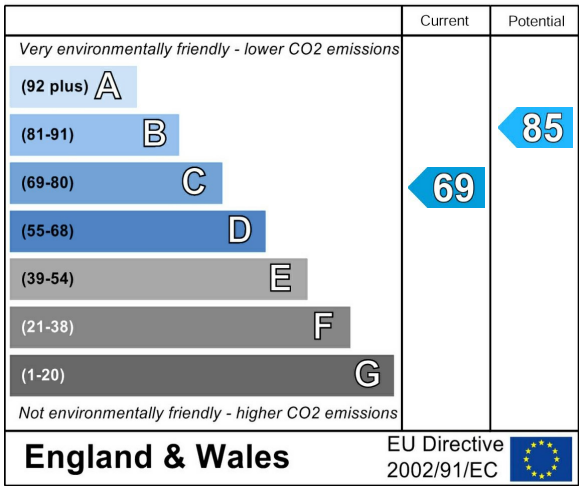
Total area: approx. 75.3 sq. metres (810.6 sq. feet)

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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