REDMAN CASEY ESTATE AGENTS

241 Lee Lane, Horwich, Bolton, Lancashire, BL6 7JJ

Offers Over £115,000

Quaint cottage set back on Lee Lane, within walking distance to amenities, village centre, bus stop, no chain, good decorative order throughout, gas centrally heated, double glazed windows, modern kitchen & bathroom, lounge, two bedrooms, lawned garden to front, viewing essential.

- 2 Bedrooms
- Fitted Kitchen/diner
- Close To Amenities
- No Chain
- Modern Three Piece Bathroom
- Good Decorative Order

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Lounge 12'6" x 14'2" (3.81m x 4.31m)
UPVC double box window to front, radiator, power points, door to kitchen diner.

Kitchen/Diner 8'7" x 13'10" (2.62m x 4.21m)
Fitted with a matching range of modern cream base and eye level units with cornice trims and worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed door to rear, door to:

Landing
Stairs rise to upper level, wall mounted radiator, door lead to further accommodation.

Bedroom 1 9'5" x 14'2" (2.86m x 4.31m)
UPVC double glazed window to front, radiator, power points, space for free standing or built in wardrobes.

Bedroom 2 11'10" x 8'4" (3.60m x 2.55m)
UPVC double glazed window to rear, built-in boiler cupboard with wall mounted gas combination boiler serving heating system and domestic hot water, radiator, power points.

Bathroom
Modern three piece modern white suite comprising panelled bath with power shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator.

Outside
Front garden, enclosed by stone wall and timber fencing to front and sides with lawned area and paved pathway leading to front entrance door. Rear, enclosed by brick wall to rear and sides, concrete hard standing, gated access.

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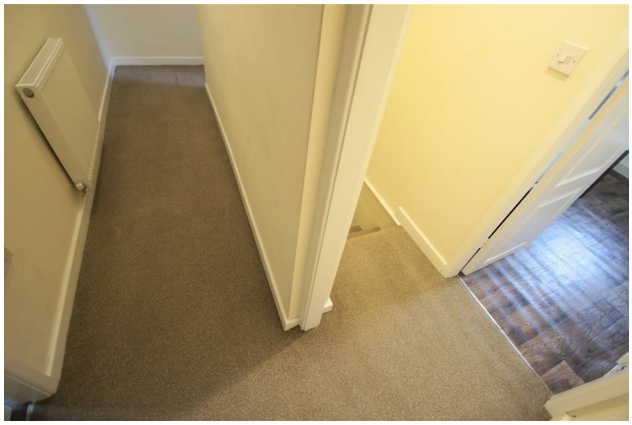

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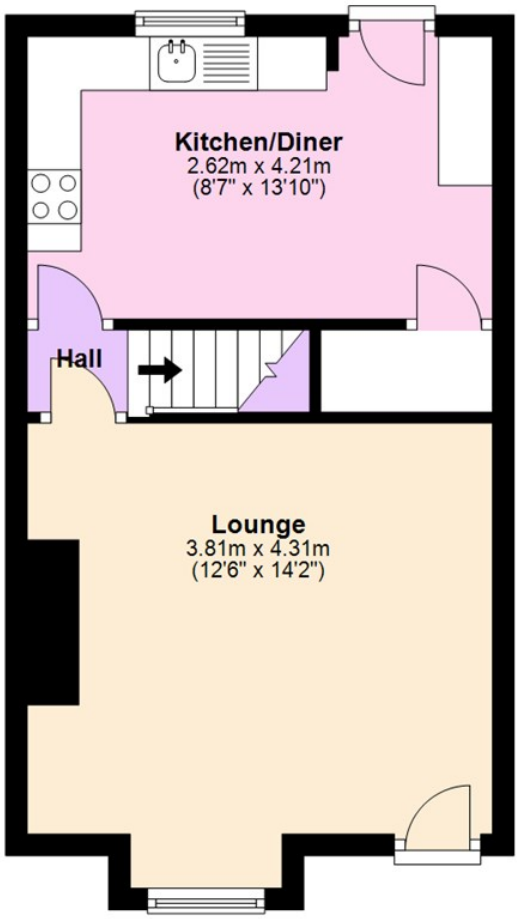
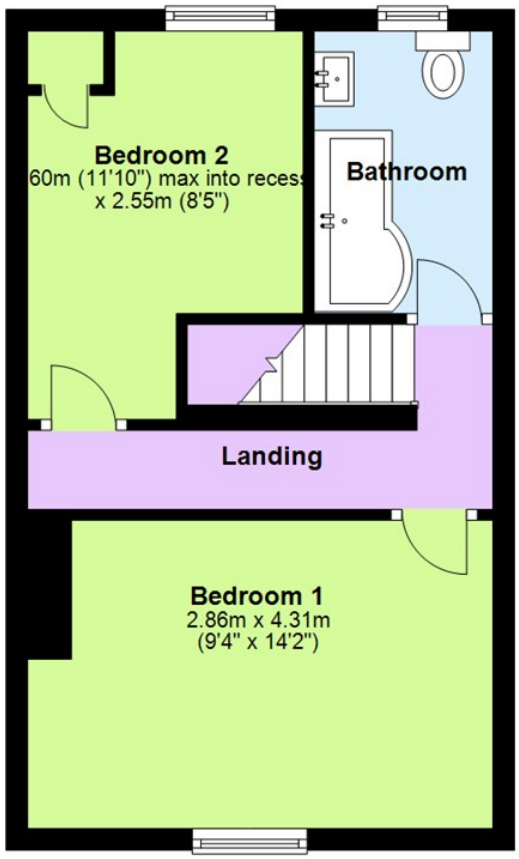
Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



First Floor

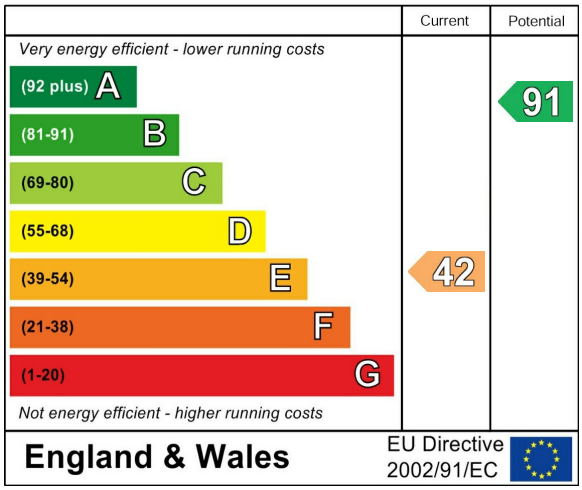
Approx. 31.6 sq. metres (340.3 sq. feet)



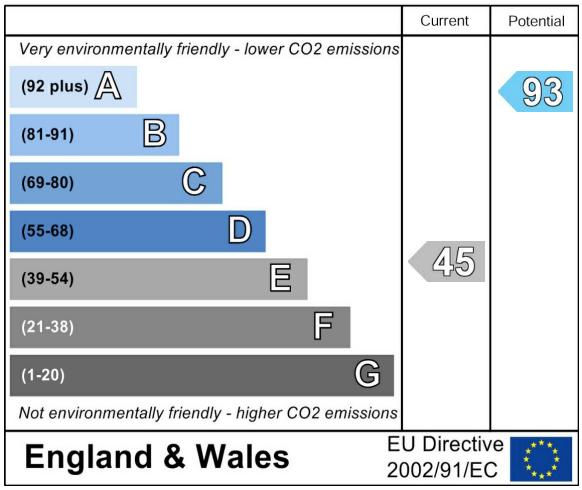
Total area: approx. 63.9 sq. metres (687.7 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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