REDMAN CASEY ESTATE AGENTS

500 Wigan Road, Westhoughton, Bolton, BL5 2BX

Offers Around £199,000

Fully modernised and extended three bedroom terraced property in a good residential location close to local schools, shops and all amenities. This contemporary design of an open plan ground floor with a high end finish. The first floor has three bedrooms with the master having an En-Suite. The house is sold with vacant possession and no onward chain. Viewing is highly recommended.

- Fully Modernised
- Master With En- Suite
- Off Road Parking To Rear
- No Chain
- Council Tax Band A
- 3 Bedroom
- Ground Floor Open Plan
- Vacant Possession
- EPC Rating D
- Mid Terraced

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Modernised to a very high standard giving this extended mid terraced property a contemporary look and feel. Situated in a popular residential location close to local schools, shops, and all local amenities.
The property comprises:- Entrance porch, lounge kitchen diner in an open plan configuration. To the first floor there are three bedrooms the master being En Suite and a four piece modern family bathroom. The property benefits from double glazing, gas central heating, off road parking to rear and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate this superb property.

Porch
Two uPVC double glazed windows to side, door to:

Open Plan Lounge Kitchen Diner 39'4" x 13'10" (12.00m x 4.22m)
Fitted matching range of base and eye level units and cupboards with drawers, cornice trims and worktop space over, composite sink unit with single drainer, mixer tap and ceramic tiled splashbacks, built-in dishwasher and automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, two double radiators, stairs, uPVC double glazed entrance double door to rear.

Bedroom 1 11'10" x 10'9" (3.61m x 3.28m)
UPVC double glazed window to rear, radiator, door to:

En-suite
Three piece suite comprising corner vanity wash unit with cupboard under, mixer tap and ceramic tiling to all walls, shower cubicle with glass screen and low-level WC, heated towel rail, ceramic tiled flooring.

Bedroom 2 13'10" x 7'2" (4.22m x 2.19m)
UPVC double glazed window to front, radiator.

Bedroom 3 10'11" x 6'4" (3.34m x 1.93m)
UPVC double glazed window to front, radiator, door to:

Bathroom
Four piece suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle enclosure with glass screen and low-level WC, ceramic and tiling to all walls, heated towel rail, ceramic tiled flooring.

Landing
Radiator, door to:

Outside Front
Enclosed small front garden laid to decorative stone.

Outside Rear

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Enclosed rear garden area double gates to allow vehicle access, laid to decorative stone.

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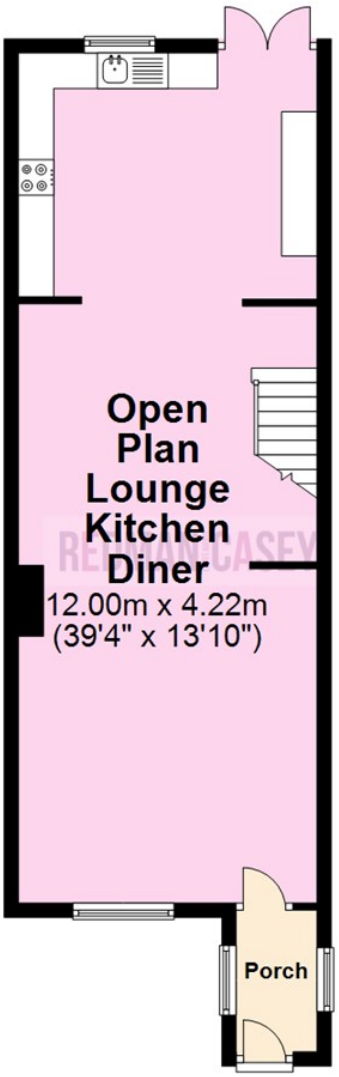
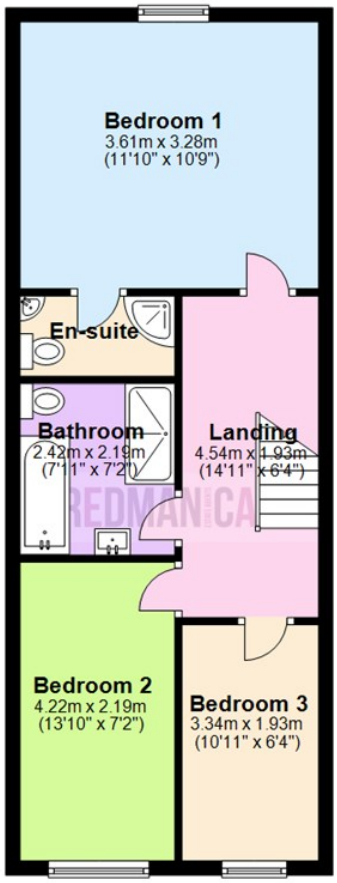
Ground Floor
Approx. 53.0 sq. metres (570.4 sq. feet)



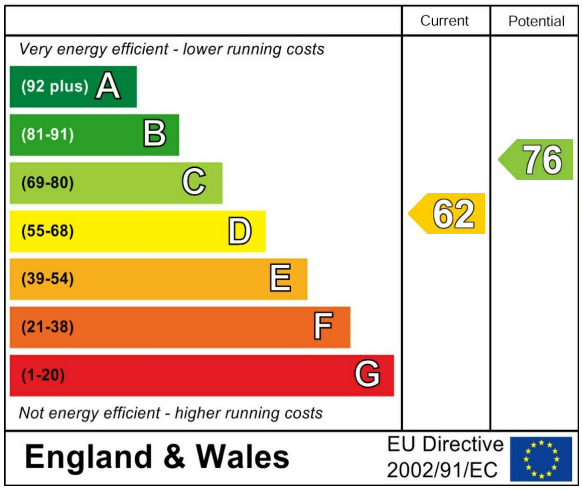
First Floor
Approx. 45.9 sq. metres (493.6 sq. feet)



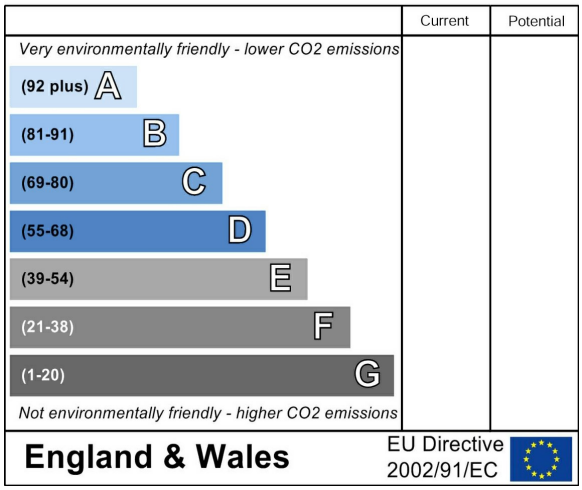
Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

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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