REDMAN CASEY ESTATE AGENTS

6 Penn Street, Horwich, Bolton, BL6 5NR

Offers Around £165,000

Three bedroom mid terraced property in a very popular residential location, close to local secondary and primary schools, local shops and transport links. This spacious property benefits from double glazing, gas central heating garden to the front and is sold with vacant possession and no onward chain. Viewing of this property is highly recommended to appreciate the size, location and all that is on offer.

- Three Bedroom
- Sold With Vacant Possesion
- Double Glazed
- EPC Rating D
- Mid Terraced
- No Chain
- Gas Central Heating
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom mid terraced property located in a very popular residential location, situated close to local shops, primary and secondary schools and transport links. The property comprises:- Entrance porch, entrance hall, lounge, kitchen diner, to the first floor there are three large bedrooms and a family bathroom. Garden fronted with a private yard to the rear the property benefits from double glazing, gas central heating, the property will be sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the size and all this property has to offer.

Inner Porch
Door to:

Hall
Double radiator, stairs, door to Storage cupboard.

Lounge 12'0" x 13'3" (3.67m x 4.04m)
UPVC double glazed bay window to front, coal effect electric fire set in feature surround, double radiator.

Kitchen/Dining Room 13'0" x 17'5" (3.97m x 5.31m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, combination boiler serving heating system and domestic hot water, automatic washing machine, plumbing for, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed entrance door to rear.

Bedroom 1 12'8" x 10'3" (3.86m x 3.13m)
UPVC double glazed window to front, twoStorage cupboard, fitted with a range of wardrobes wardrobe(s) with part full-length mirrored, hanging rail, shelving, overhead storage and drawers, radiator, two double doors, door to:

Bedroom 2 12'9" x 10'3" (3.89m x 3.13m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'2" x 6'10" (2.49m x 2.08m)
UPVC double glazed window to front, radiator.

Bathroom
With with tiled surround, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Landing
Door to:

Outside Front
Enclosed small garden with mature planting and decorative stone.

Outside Rear

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Fully enclosed rear yard with room for patio seating area.

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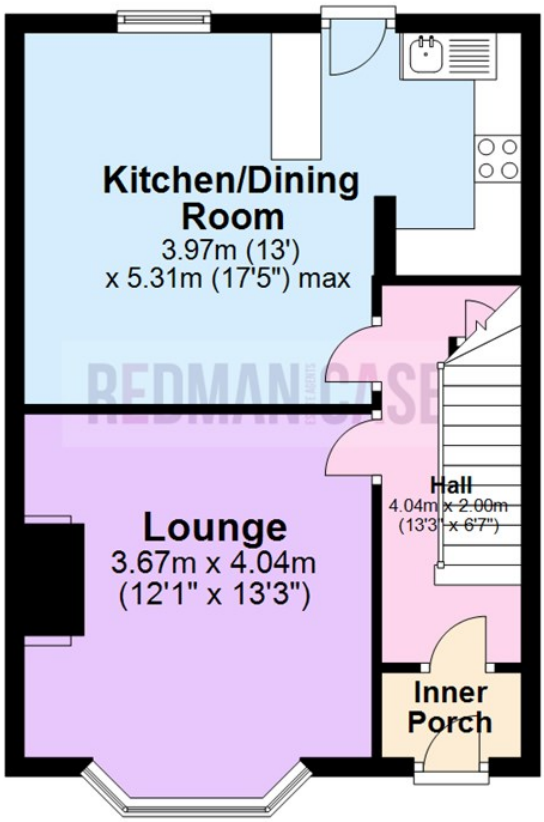
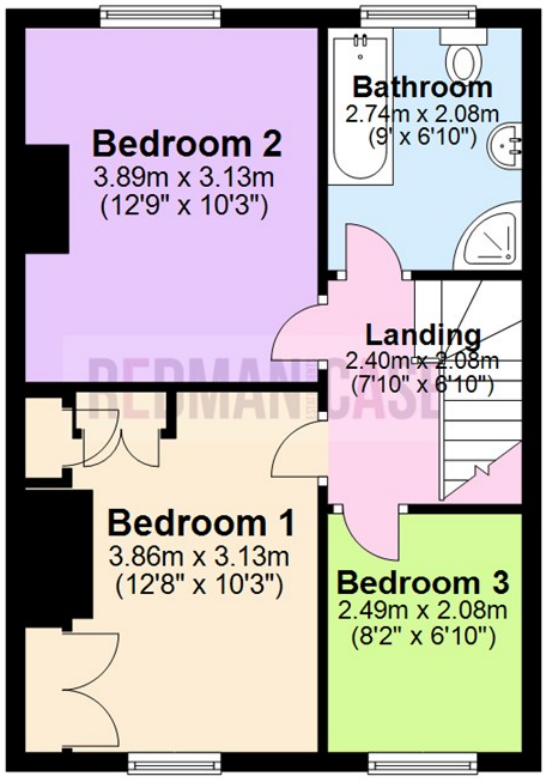
Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



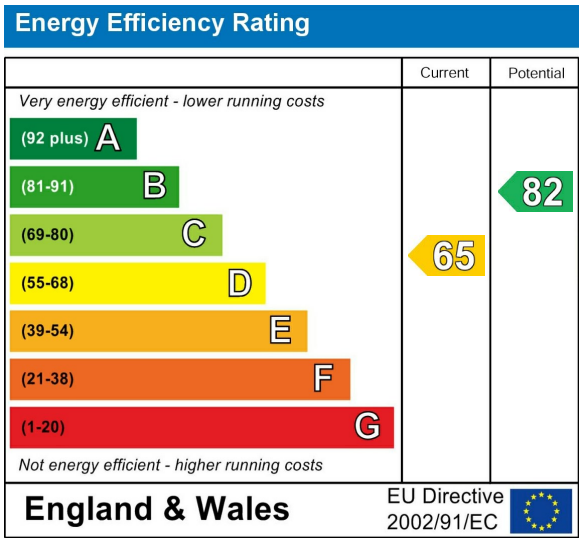
First Floor

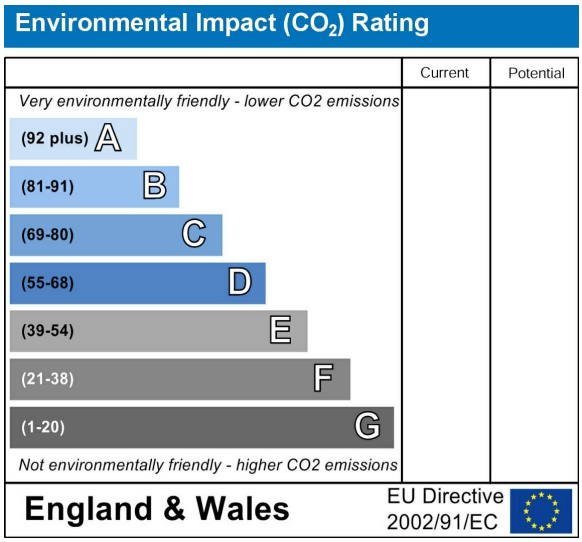
Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 84.3 sq. metres (907.1 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.





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