REDMAN CASEY ESTATE AGENTS

21 Nasmyth Street, Horwich, Bolton, Greater Manchester, BL6 5PD

£115,000

Located within easy access of all local amenities this superb mid terraced property offers excellent accommodation for any tenant. The property is situated just off Stocks Park Drive and is within walking distance of Lever Park School as well Horwich Leisure Centre. The property comprises, porch, lounge, dining room, fitted kitchen with a range of modern coloured base and wall units. To the first floor there are two bedrooms and bathroom fitted with a modern white three-piece suite. Outside there are gardens to the front and enclosed yard to the rear. Viewing is highly recommended to appreciate all on offer and view early to avoid disappointment.

- Two Bedrooms
- Close to Lever Park School
- Viewind a Must
- Two Reception Rooms
- Modern Fitted Kitchen

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Porch
Windows to side, ceramic tiled flooring, door to:

Lounge 12'8" x 13'5" (3.86 x 4.09)
UPVC double glazed window to front, fireplace with slate hearth, solid fuel burner stove with door in chimney, double radiator, oak flooring, coving to ceiling, carpeted stairs to first floor landing.

Dining Room 13'5" x 9'7" (4.09 x 2.92)
Opening to kitchen, double radiator, oak flooring, Understairs storage.

Kitchen 11'1" x 7'10" (3.38 x 2.39)
Fitted with a matching range of modern coloured base and eye level units with underlighting, 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/freezer, built-in range, double glazed window to rear, double radiator, ceramic tiled flooring, ceiling with low-voltage spotlights, uPVC double glazed door to rear.

Bedroom 1 12'11" x 13'3" (3.94 x 4.04)
UPVC double glazed window to front, double radiator,

Bedroom 2 6'3" x 9'7" (1.91 x 2.92)
Window to rear, built-in over-stairs storage cupboard, double radiator,

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and waterfall mixer tap, wall mounted wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, uPVC frosted double glazed window to rear, built-in cupboard housing gas combination boiler, serving heating system and domestic hot water with shelving, radiator, sliding door.

Landing

Front
Front garden, enclosed by dwarf brick wall front and sides, concrete path leading to front entrance door with mature flower and shrub borders.

Rear
Rear, enclosed by brick wall to rear and sides, paved hard standing, timber storage shed, gated access.

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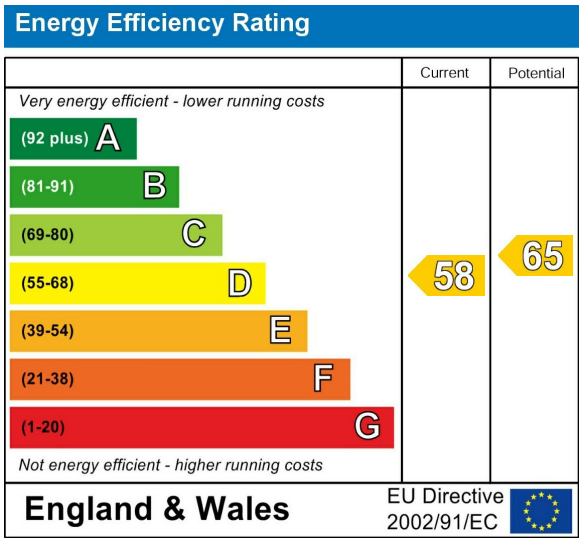

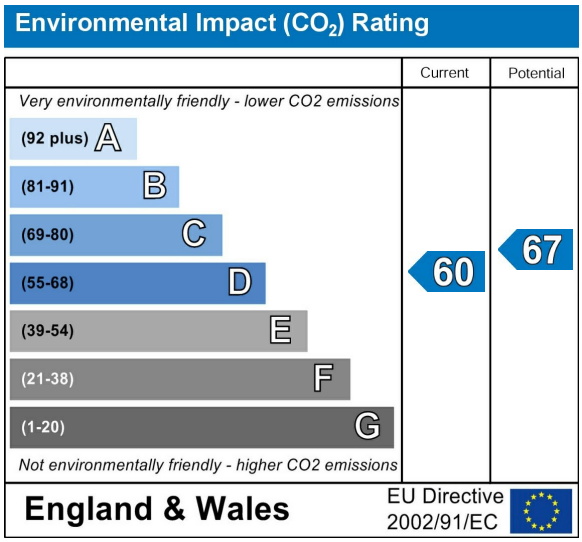

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