REDMAN CASEY ESTATE AGENTS

36 Mary Street East, Horwich, Bolton, Lancashire, BL6 7JS

£135,000

Two bedroom mid terraced property, situated in a great residential location. Close to local shops, schools and all amenities including Rivington Country Park. Benefitting from gas central heating, utility room and double glazing this mid terraced property offers spacious living in a great location.

- Two Bedroom
- Double Glazing
- Yard To Rear
- Utility Room
- Gas Central Heating
- Garden Fronted
- Mid Terraced.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Two bedroom mid terraced property situated in a great residential location. Close to local shops, schools, amenities and Rivington Country Park. The property comprises:- Entrance porch, lounge, kitchen diner, utility. To the first floor there are two bedrooms and a family bathroom. To the outside there is a small garden to the front and a enclosed rear yard with patio seating area. Benefitting from gas central heating and double glazing with a utility room the property offers a spacious home and viewings are highly recommended to appreciate the location, condition and size of the property.

Door to:

Lounge 13'11" x 13'1" (4.24m x 3.99m)
UPVC double glazed bay window to front, coal effect gas fire with surround, double radiator, laminate flooring, two wall lights, coving to ceiling, door to:

Kitchen/Diner 11'11" x 13'1" (3.64m x 3.99m)
Fitted with a matching modern base and eye level units with drawers, cornice trims and complementary worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and slimline dishwasher, gas point for cooker, uPVC double glazed window to rear, ceramic tiled flooring, stairs, door to:

Utility 8'11" x 4'7" (2.71m x 1.39m)
Plumbing for washing machine, vent for tumble dryer, uPVC double glazed window to side, door.

Bathroom
Fitted with three piece suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator, door to:

Bedroom 2 9'1" x 7'3" (2.76m x 2.20m)
UPVC double glazed window to rear, radiator, access to loft with pull down metal ladder the loft has been boarded for storage and has a light connected, door to:

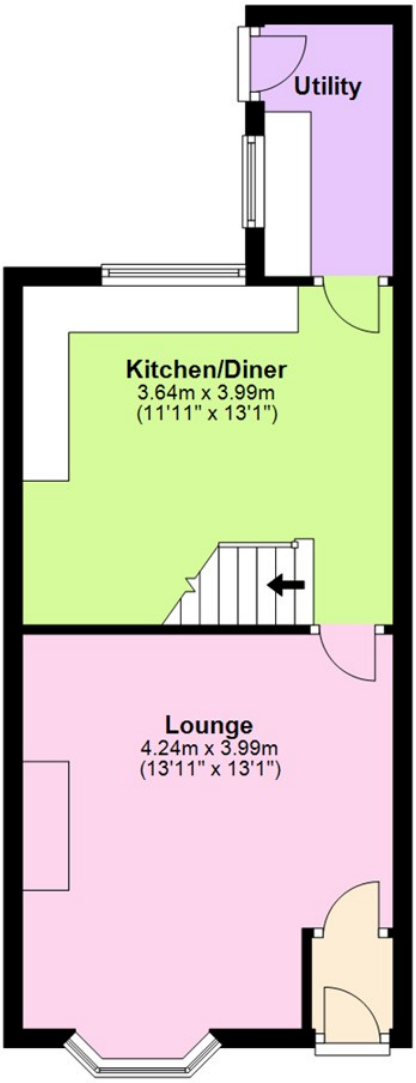
Bedroom 1 13'11" x 13'1" (4.24m x 3.99m)
UPVC double glazed window to front, radiator, door to:

Landing

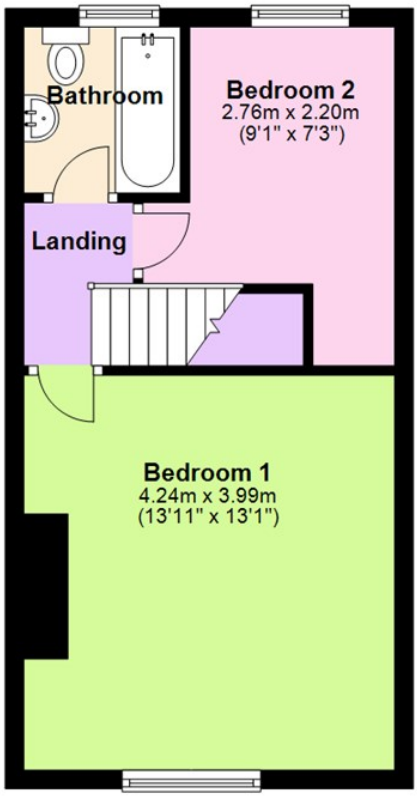
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

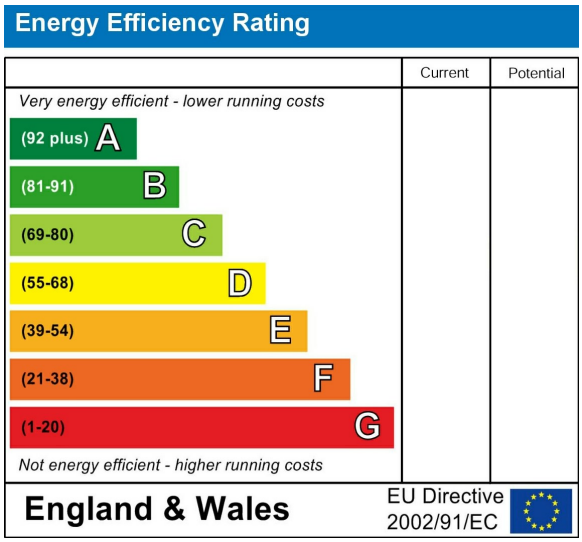
Ground Floor

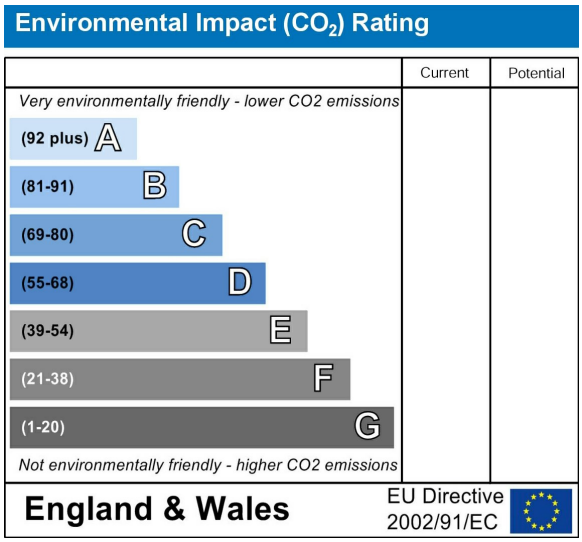


First Floor



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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk