REDMAN CASEY ESTATE AGENTS

4 Ennerdale Grove, Farnworth, Bolton, Lancashire, BL4 0PX

Offers Around £165,000

Spacious three bedroom town house situated in a quiet cul-de-sac close to local schools, shops, local amenities and close to major transport links. Would suit private buyers or investors as it has been let for a number of years. In excellent condition with off road parking double glazing and gas central heating. This property is sold with vacant possession and no onward chain, Viewing is essential to appreciate the condition and location.

- Three Bedroom
- No Chain
- Gas Central Heating
- Garden To Rear
- Off Road Parking
- Vacant Possession
- Double Glazed
- Good Condition.

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

Well presented three bedroom town house situated in a great residential location in a quiet cul-de-sac. Situated close to local schools, amenities, shops and major transport links. The property comprises:- Entrance hall, lounge, dining room, fitted kitchen. To the first floor there are three bedrooms and a family bathroom. To the outside there is off road parking to the front and a fully enclosed garden to the rear with patio seating area and brick built out building. The property also benefits from double glazing, gas central heating, vacant possession and no chain. This property is highly recommended for viewing to appreciate all that is on offer and the condition.

Hallway
Double radiator, stairs, door to:

Lounge 12'4" x 10'5" (3.76m x 3.18m)
UPVC double glazed window to front, radiator, door to:

Dining Room 9'6" x 9'2" (2.90m x 2.79m)
UPVC double glazed window to rear, double radiator.

Kitchen 9'6" x 7'4" (2.90m x 2.23m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed frosted door to rear, door to Storage cupboard.

Storage cupboard.

Landing
Door to:

Bedroom 1 12'4" x 10'11" (3.76m x 3.33m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 2 9'5" x 9'2" (2.87m x 2.79m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 8'0" x 7'10" (2.44m x 2.39m)
UPVC double glazed window to front, double radiator.

Bathroom
Frosted double glazed window to rear, uPVC double glazed window to rear, radiator.

Outside Front
Front garden laid to stone to provide off road parking

Outside Rear
Enclosed garden with outside building and paved patio seating area.

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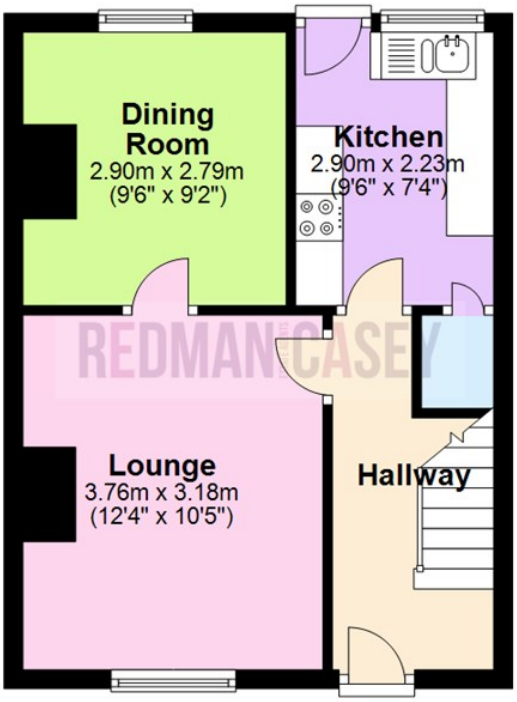
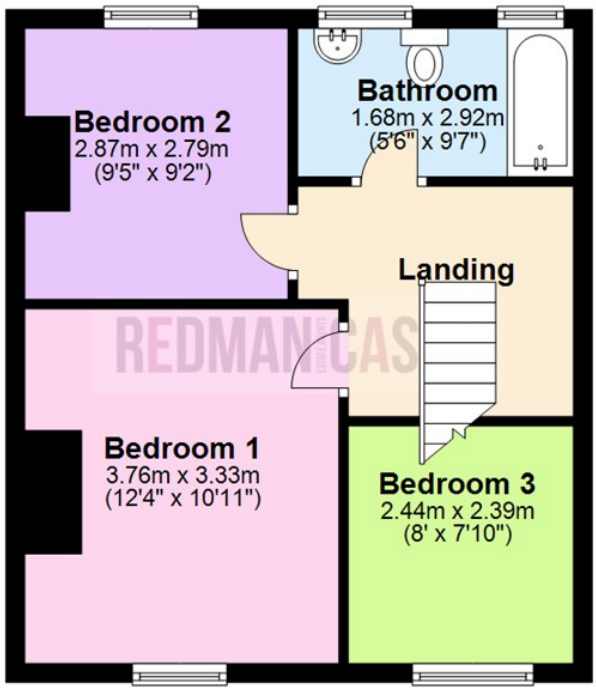
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



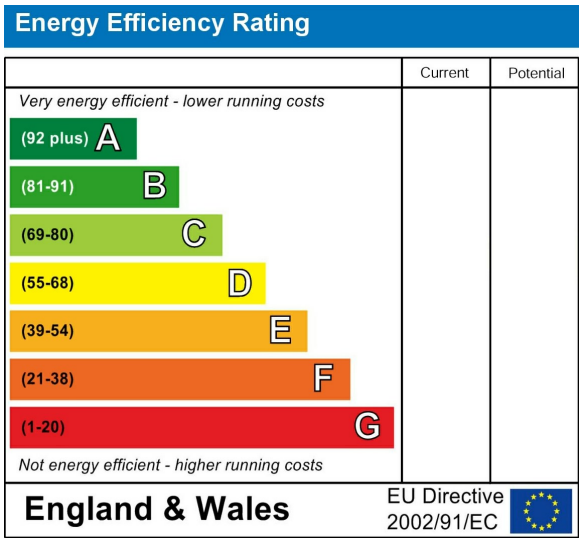
First Floor

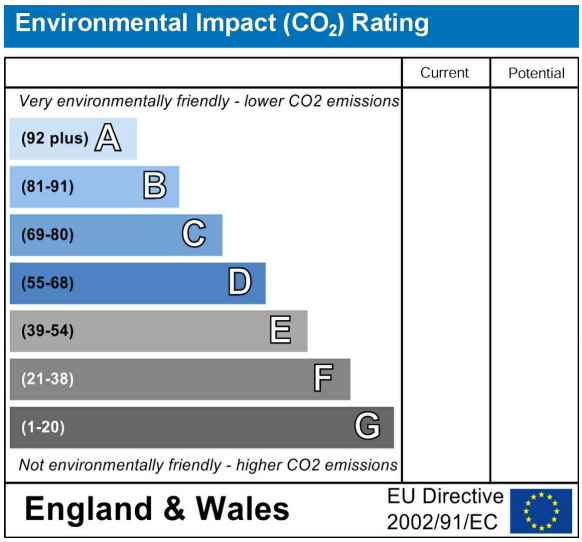
Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.4 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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