REDMAN CASEY ESTATE AGENTS

67 Cooper Street, Horwich, Bolton, BL6 7AT

Offers In The Region Of £90,000

Well presented and improved two bedroom first floor apartment, situated within easy access of Horwich town centre and local amenities. The property is available to over 60s and is managed by Anchor Homes. Communal gardens and parking the property benefits from no chain and vacant possession.

- Over 60s Only
- Fitte Kitchen
- 2 Double Bedrooms
- Council Tax Band A
- Spacious Lounge
- Modern Shower Room
- Vacant Possession & No Chain
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located just outside the centre of Horwich centre and offering excellent accommodation, this first floor apartment comprises: - Hallway, lounge, fitted kitchen, two double bedrooms both with fitted robes and recently installed shower room. Outside there are communal gardens with lawned area and parking spaces. The property also benefits from an on site warden and emergency response cords. Sold with no chain and vacant possession this is a property not to be missed

Hall
Built-in storage cupboard, stairs first floor landing, double glazed entrance door, door.

Landing
Airing cupboard housing, factory lagged hot water cylinder, door to:

Lounge 12'9" x 12'1" (3.88m x 3.68m)
UPVC double glazed box window to front, two electric storage heaters, door to:

Kitchen 10'9" x 5'7" (3.28m x 1.70m)
Fitted matching range of base and eye level cupboards with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, built-in storage cupboard, electric radiator, door to:

Bedroom 1 10'10" x 10'6" (3.30m x 3.21m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, matching dressing table, bedside cabinets and drawers, electric storage heater.

Bedroom 2 9'5" x 10'6" (2.86m x 3.21m)
UPVC double glazed window to front, fitted bedroom suite range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, electric radiator.

Shower Room
Fitted with three piece modern white suite with double shower area with electric shower over and glass screen, wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and electric fan heater, uPVC frosted double glazed window to rear, vinyl flooring, Upvc panelled walls.

Outside
Communal gardens and off road parking area

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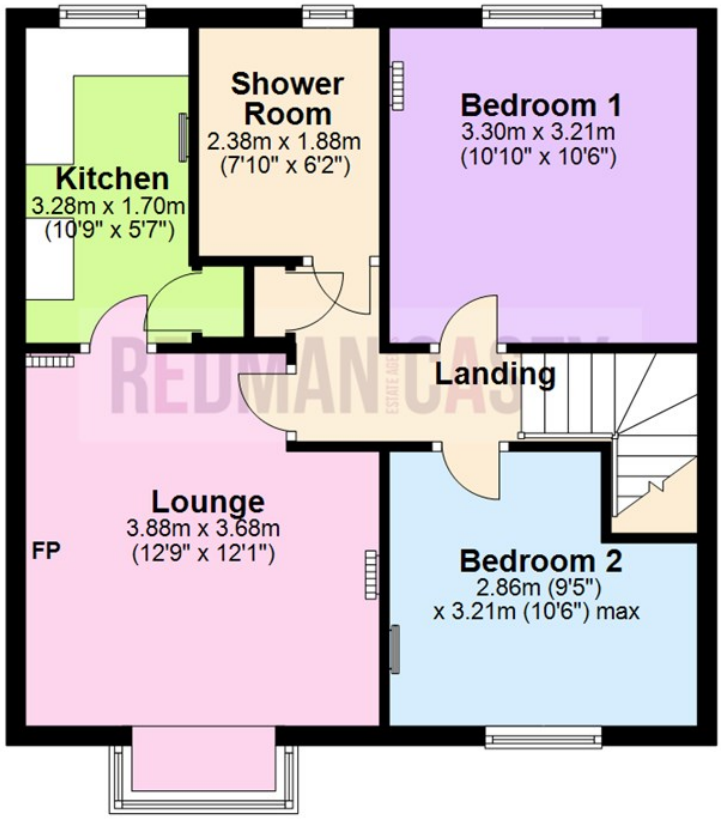
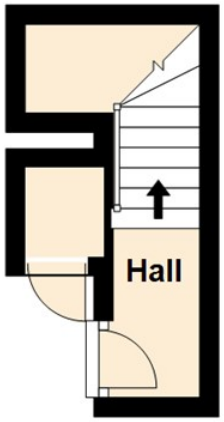
First Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



Ground Floor

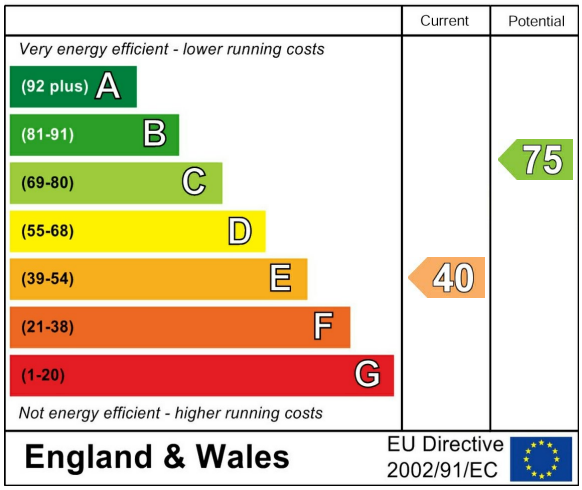
Approx. 5.2 sq. metres (55.8 sq. feet)



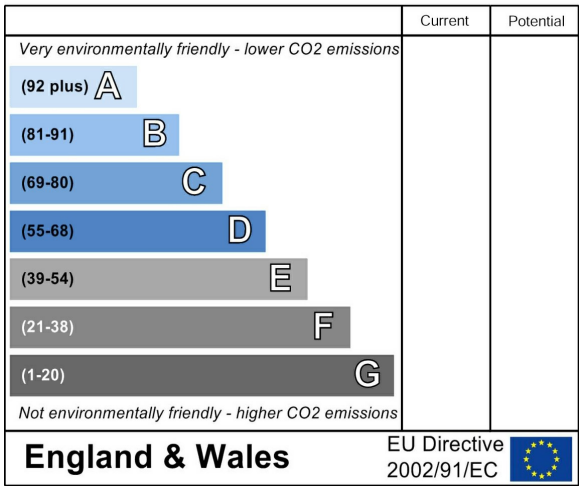
Total area: approx. 56.6 sq. metres (608.9 sq. feet)

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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