REDMAN CASEY ESTATE AGENTS

209 Victoria Road, Horwich, Bolton, BL6 5PJ

Offers In The Region Of £155,000

Three bedroom town house located in a very popular residential location. Close to local shops, primary and secondary schools, rail and road links and all local amenities. This property benefits from double glazing, gas central heating garden front and rear. Sold with vacant possession and no onward chain. Viewing is essential to appreciate the size, space and potential of this property.

- Three Bedroom.
- Double Glazed.
- Vacant Possession.
- Council Tax Band A.
- Outside Storage And WC.
- Gardens Front And Rear.
- Gas Central Heating.
- No Chain.
- EPC To Be Confirmed.

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

Three bedroom mid terraced town house, located in a very popular area oh Horwich close to local primary and secondary schools, road and rail links and all local amenities. Fully double glazed and gas central heating with gardens front and rear. The property comprises:- Entrance hall, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. This property is to be sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the space, size and potential of this property.

Porch
Two windows to front, window to side, hardwood glazed window, two windows to rear, hardwood glazed frosted entrance door to front:

Entrance Hall
Storage cupboard, radiator, stairs,:

Lounge 11'11" x 13'3" (3.63m x 4.05m)
UPVC double glazed window to front, coal effect gas open fire set in feature wooden surround, double radiator.

Dining Room 9'10" x 7'10" (3.00m x 2.40m)
UPVC double glazed window to rear, radiator:

Kitchen 9'10" x 11'2" (3.00m x 3.40m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, full height tiling, uPVC double glazed entrance door to rear.

Bedroom 1 11'11" x 13'10" (3.63m x 4.22m)
UPVC double glazed window to front, double radiator:

Bedroom 2 9'10" x 13'10" (3.00m x 4.22m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'0" x 8'11" (2.74m x 2.72m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising wash hand basin, shower enclosure with electric power shower and glass screen and low-level WC, ceramic and full height tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Landing

Outside Front
Garden fronted

Outside Reaar

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Enclosed rear garden with brick built storage and outside WC. laid mainly to lawn and mature planting with patio seating area.

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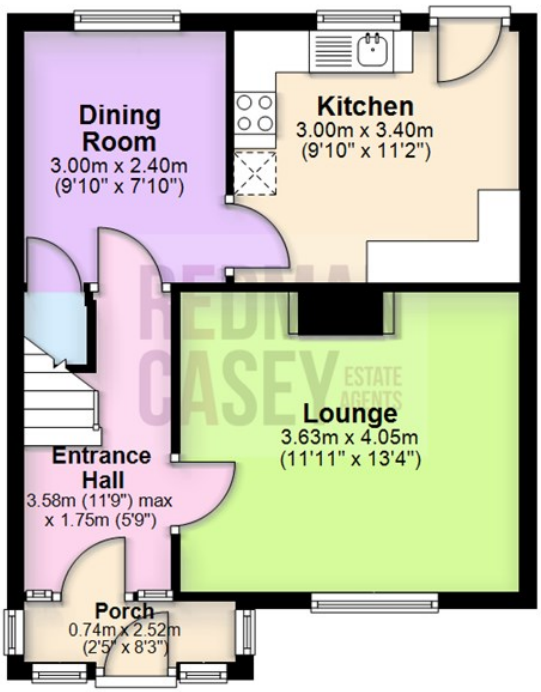
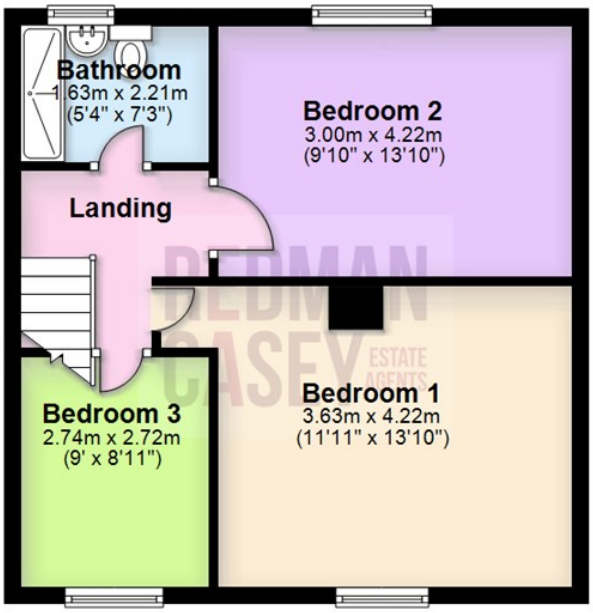
Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor

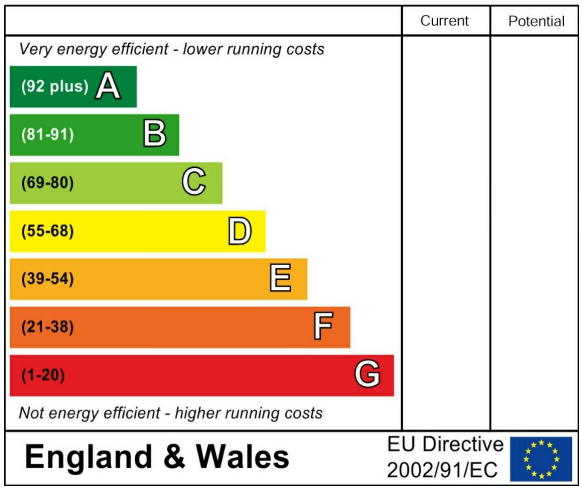
Approx. 44.0 sq. metres (474.0 sq. feet)



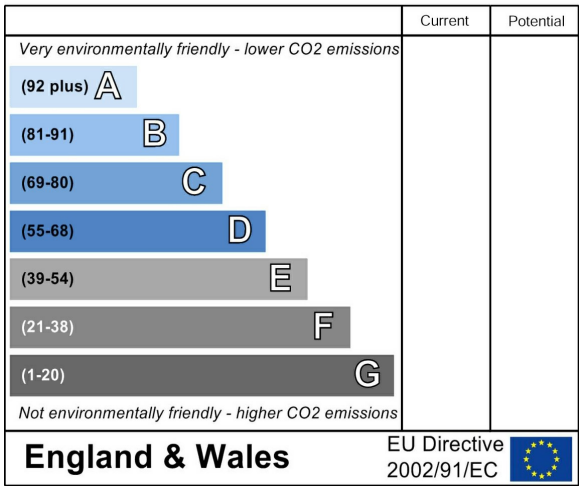
Total area: approx. 85.8 sq. metres (923.5 sq. feet)

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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