REDMAN CASEY ESTATE AGENTS

7 Poplar Avenue, Horwich, Bolton, BL6 6HZ

Offers Over £95,000

Stunning ground floor apartment in walk in condition with 2 bedrooms, lounge, breakfast kitchen, 3 piece shower / wet room, front and rear gardens and offered with no chain. The property also benefits form having uPVC double glazed windows and gas central heating. Ideally located for access to local amenities & commuting links. for both motorway and rail.

- Superb Condition 2 Bed Apartment
- Motorway and Rail Links
- Ideally Located For Local Amenities
- EPC Rating C
- Spacious Accommodation
- Walk In Condition
- Gardens Front and Rear
- Council Tax Band A

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

Stunning ground floor two bedroom apartment offered with no onward chain. The property is set within a short distance of Middlebrook retail park and the village centre of Horwich. The accommodation with private access with entrance hallway, two bedrooms, lounge, breakfast kitchen & three piece shower / wet room. The benefits from gas central heating, uPVC double glazed windows and gardens to the front and rear. There are local train stations within proximity as well as commuting links and motor way access. Early viewing is essential to avoid disappointment.

Entrance Hall
Built-in storage cupboard, built-in meter cupboard with fuse box and gas and electricity meter, radiator, Composite double glazed entrance door, door to:

Bedroom 2 6'7" x 10'7" (2.00m x 3.23m)
UPVC double glazed window to front, radiator.

Lounge 12'6" x 12'6" (3.81m x 3.80m)
UPVC double glazed window to front, radiator, door to:

Kitchen 9'2" x 8'5" (2.80m x 2.56m)
Fitted with a matching range of white base and eye level units with drawers and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, Composite double glazed door to garden, door to:

Wet Room
Fitted with three piece comprising shower enclosure with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height upvc wet wall panelling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Bedroom 1 9'2" x 12'10" (2.80m x 3.91m)
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door.

Outside
Front garden, paved pathway leading to front entrance door with gravelled area, enclosed by timber fencing and mature hedge to front and sides, wrought iron gated access.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with mature flower and shrub borders.

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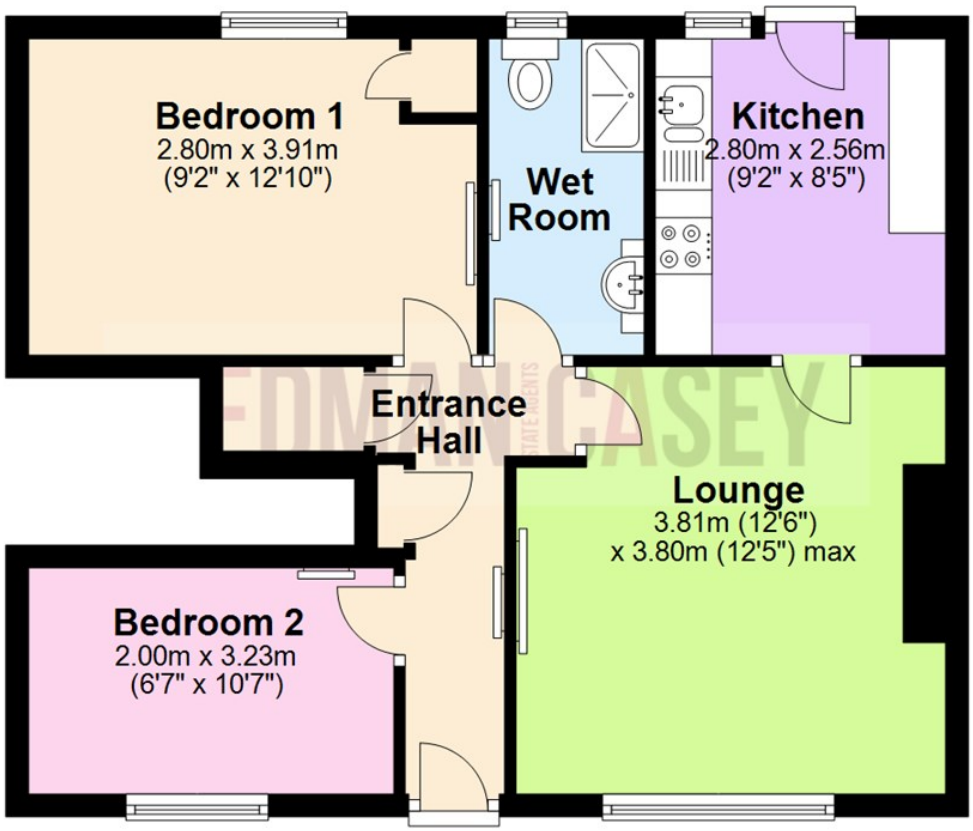
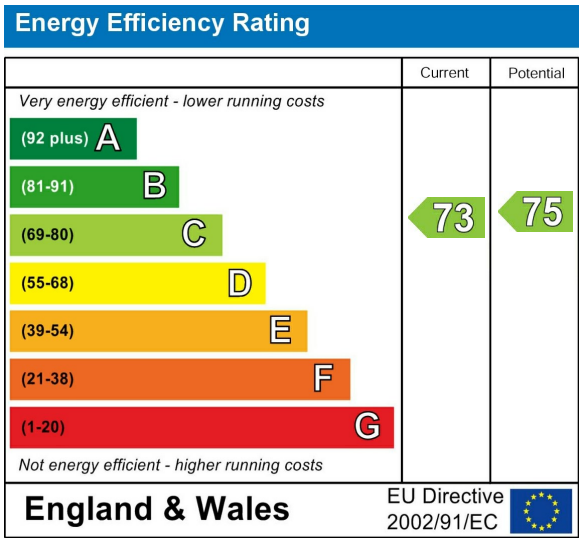
Ground Floor

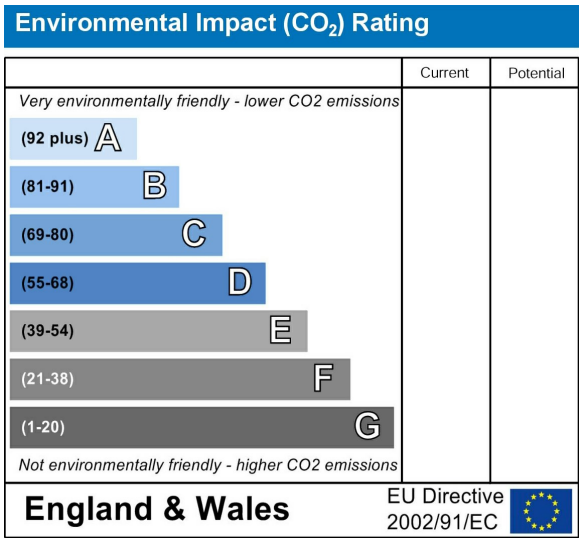
Approx. 49.4 sq. metres (532.3 sq. feet)



Total area: approx. 49.4 sq. metres (532.3 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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