REDMAN CASEY ESTATE AGENTS

1 Eastwood Terrace, Heaton, Bolton, Lancashire, BL1 5EL

Offers In The Region Of £200,000

Well presented two double bedroom terraced located in this highly sought after residential area, The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Offering excellent accommodation with two reception rooms, kitchen, two double bedrooms and a three piece bathroom suite, viewing is highly recommended to appreciate all that is on offer.

- Two Double Bedroom End Terrace
- Fitted Kitchen
- No Chain
- EPC Rating TBC
- Two Reception Rooms
- Bathroom with Three Piece Suite
- Vacant Possession
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, schools, shops and transport links along with countryside walks on the doorstep, this two double bedroom end terraced property offers excellent accommodation which comprises :- Hallway, dining room, lounge, fitted kitchen. to the first floor there are two double bedrooms one with a large built in wardrobe and a family bathroom fitted with a three piece suite. Outside there are gardens to the front and a yard area to the rear. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Viewing is highly recommended.

Porch
Laminate flooring, glazed entrance door, door to:

Hallway
Radiator, laminate flooring, ceiling with recessed spotlights, stairs to first floor landing, door to:

Dining Room 11'9" x 10'5" (3.57m x 3.18m)
UPVC double glazed leaded box window to front, double radiator, laminate flooring, two wall lights.

Lounge 13'0" x 14'3" (3.96m x 4.34m)
UPVC double glazed window to side, living flame effect gas fire fireplace set in timber surround, double radiator, door to:

Cupboard
Built-in under-stairs storage cupboard.

Kitchen 9'3" x 14'1" (2.82m x 4.30m)
Base and eye level cupboards with worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, five ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, sloping ceiling with recessed spotlights, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 11'10" x 14'4" (3.61m x 4.37m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 2 12'11" x 8'11" (3.94m x 2.72m)
UPVC double glazed window to side, uPVC double glazed window to rear, two radiators, laminate flooring, ceiling with recessed spotlights, door to:

Wardrobe

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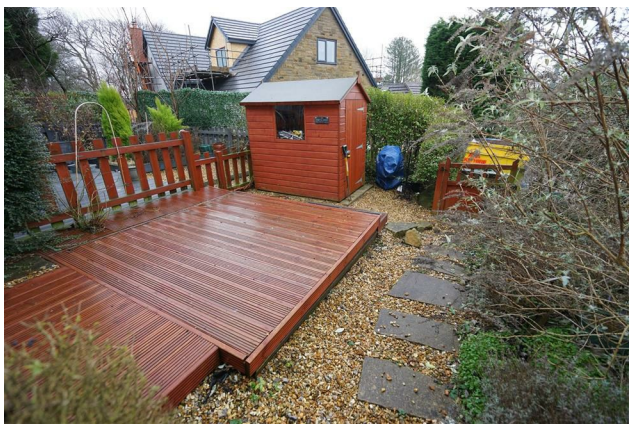
Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, gated access, enclosed by timber fencing to front and sides with timber decking area, timber garden shed with gravelled area stepping stone pathway leading to entrance door.
Rear, storage shed, enclosed by brick wall to rear and sides, gated access.



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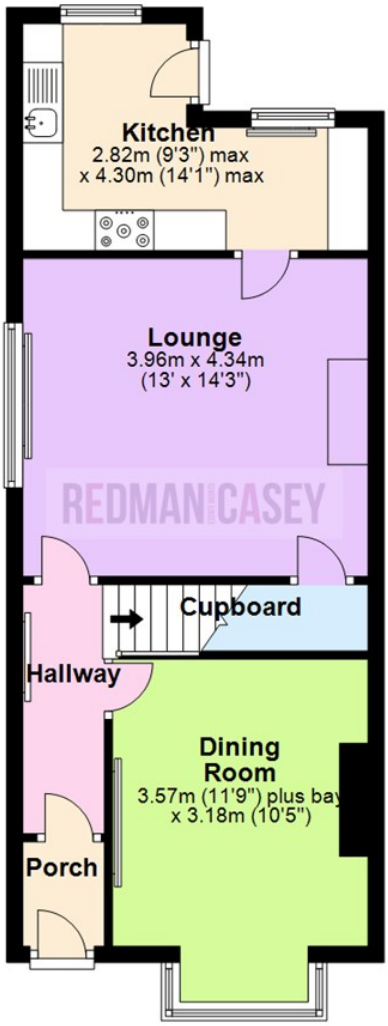
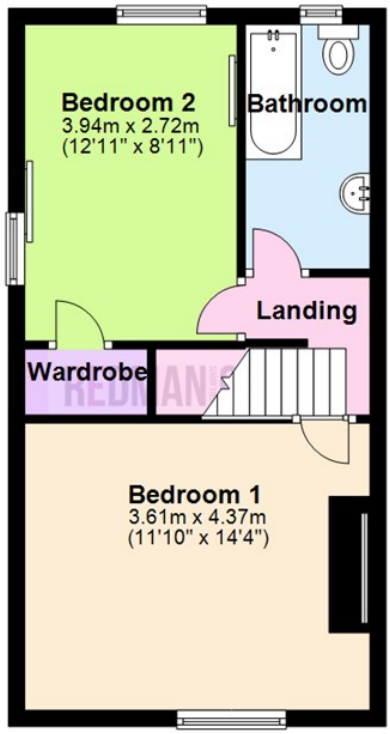
Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



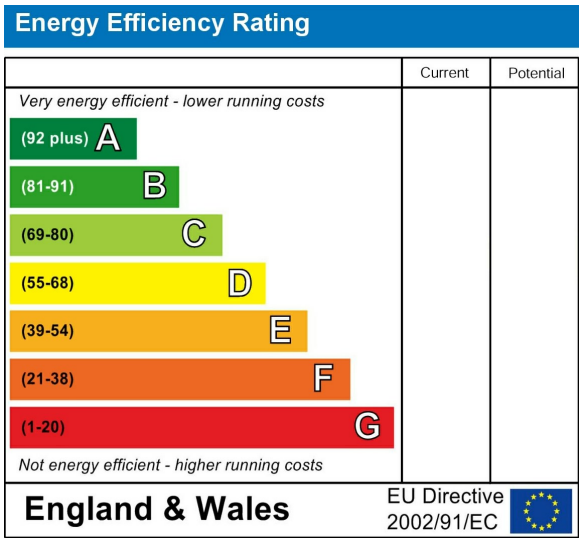
First Floor

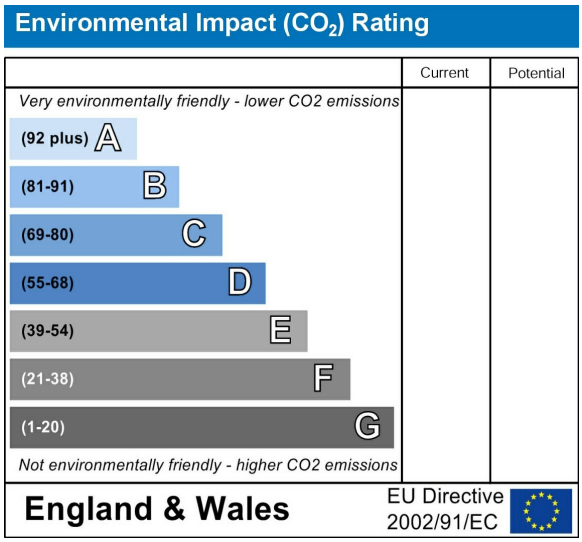
Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 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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