REDMAN CASEY ESTATE AGENTS

14 Watt Street, Horwich, Bolton, Greater Manchester, BL6 5NT

£95,000

A spacious extended mid terraced home set close to amenities comprising; lounge, sitting room/dining room, kitchen, two double bedrooms, useful loft space and three piece shower room. The property also benefits form gas central heating and double glazed windows and early viewing is simply a must.

- Two Bedrooms
- Extended To The Rear
- Loft Space
- Two Reception Rooms
- No Chain
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Watts street, Horwich this mid terraced property, extended to the rear comprising, lounge, sitting room/dining room, kitchen. On the upper level there are two double bedrooms and a three piece shower room. Further features include gas central heating and double glazed windows and the property has useful loft space which is boarded with power and light. The property rests within easy reach to the village centre of Horwich bustling with amenities, shops, cafes and restaurants. Middlebrook retail park is to hand along with access to the motorway, bus routes and train station.

Lounge 13'1" x 12'6" (3.98m x 3.82m)
Door to front, double glazed window to front aspect, feature fireplace with gas fire with ornate surround, wall mounted radiator, power points, stairs rise to upper level, access to sitting room.

Sitting Room 11'3" x 12'6" (3.42m x 3.82m)
Access via the lounge second reception room that can also be utilised as a dining room with feature fireplace with flicker effect electric fire, power points, wall mounted radiator, double glazed window to the rear, door to kitchen.

Kitchen 13'9" x 5'11" (4.18m x 1.81m)
Extended kitchen with a range of wall and base units with contrasting work surfaces with contrasting work surfaces, splash back tiling, power points, integrated oven/grill with four hob gas burner and extractor over, space for fridge freezer, single & quarter drainer sink, plumbed for washing facilities, double glazed window to side elevation, door to rear.

Landing 6'11" x 5'3" (2.11m x 1.60m)
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 13'1" x 12'6" (3.98m x 3.82m)
Access off the landing with double glazed window, fitted wardrobes with space for storage and hanging space. power points, wall mounted radiator. loft access., storage cupboard.

Shower Room
Three piece suite with shower, low level W.C., vanity wash basin, wall mounted radiator, double glazed frosted window to rear, partial tiled elevatins.

Bedroom 2 11'3" x 6'11" (3.42m x 2.12m)
Double glazed window to the rear, power points, potential space for wardrobes.

Loft Space
Pull down ladder from main bedroom with power points, light, eaves storage, velux style window.

Outside

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Flagged area to the front with brick wall to border

Traditional yard area to the rear.

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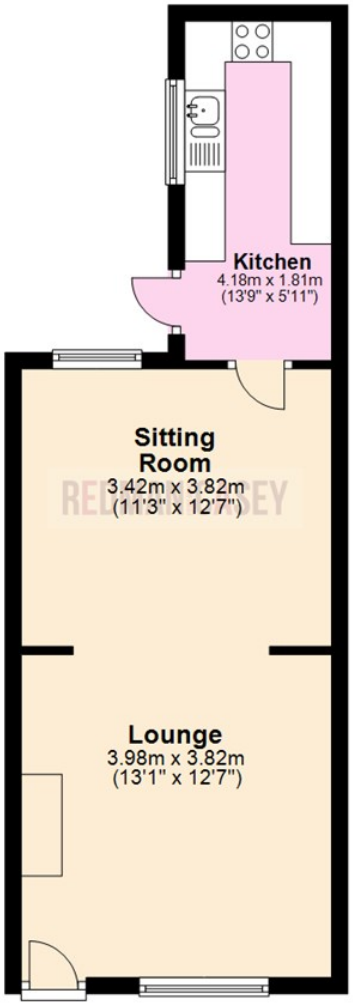
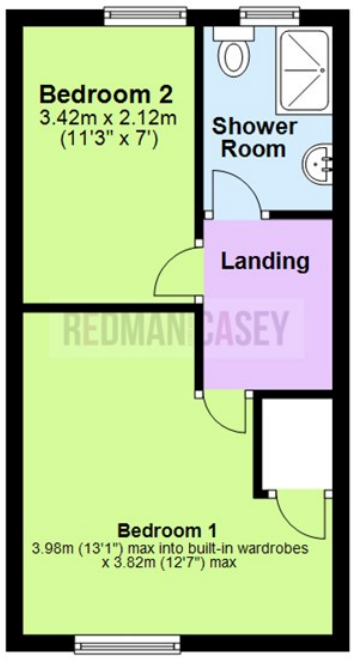
Ground Floor



First Floor



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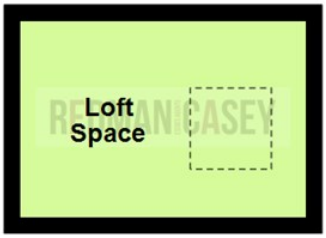
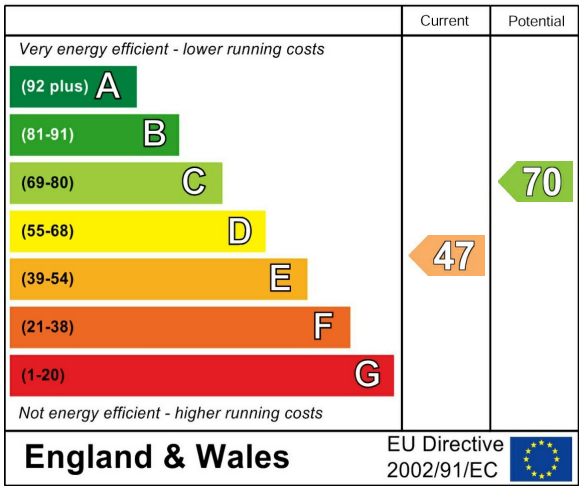
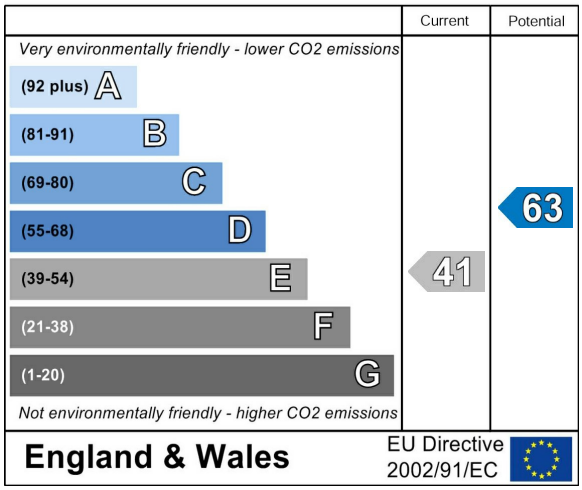


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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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