REDMAN CASEY ESTATE AGENTS

23 Mary Street East, Horwich, Bolton, Lancashire, BL6 7JS

Offers In The Region Of £134,995

Superbly presented and comprehensively renovated mid terraced property. Ideally located for access to local amenities, shops, schools and transport links this two double bedroom property is ready to go having been updated and improved including new kitchen and bathroom, bolier and decor throughout. Sold with no chain and vacant possession.

- Comprehensively Renovetd
- Two Double Bedrooms
- Stunning Shower Room
- Vacant Possession
- Two Reception Rooms
- Superb Fitted Kitchen
- No Chain
- EPC Rating E

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

Ideal first purchase this superbly presented two double bedroom terrace has undergone a comprehensive renovation including kitchen, shower room, boiler , carpets and decor throughout to make a fantastic home. The property comprises :- Porch, hallway, lounge, dining room, kitchen fitted with a range modern white units with complementary work surfaces and built in appliances. To the first floor there are two double bedrooms and shower room fitted with a modern white three piece suite. Outside there is a small gravelled garden to the front and enclosed courtyard garden to the rear with paved patio and offering off road parking. Sold with no chain and vacant possession, viewing is highly recommended to appreciate.

Porch
Ceramic tiled flooring, uPVC double glazed entrance door, open plan to:

Hall
Feature anthracite coloured single radiator, ceramic tiled flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

Dining Room 13'4" x 10'3" (4.06m x 3.13m)
Twoopen plan, door to:

Lounge 13'6" x 9'5" (4.12m x 2.88m)
UPVC double glazed leaded bay window to front, Feature vertical radiator, coving to ceiling.

Kitchen 8'11" x 6'6" (2.71m x 1.99m)
Fitted with a matching range of modern white base and eye level units with complementary worktop space over, 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 halogen hob, radiator, access to under stairs storage area, door to rear courtyard.

Landing
Door to:

Bedroom 1 11'7" x 13'3" (3.52m x 4.04m)
Two uPVC double glazed windows to front, double radiator.

Bedroom 2 13'4" x 7'10" (4.06m x 2.38m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring, ceiling with recessed spotlights.

Outside

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Frontage, enclosed by dwarf brick wall to front and side with gravelled area and paved pathway leading to front entrance door.
Rear, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio, rear gated access to provide off road parking for a car.

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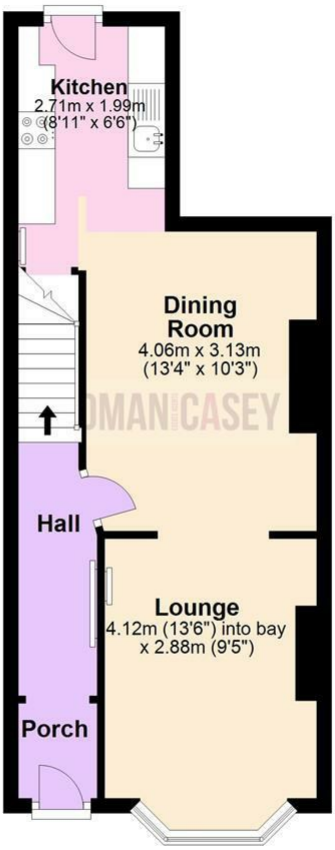
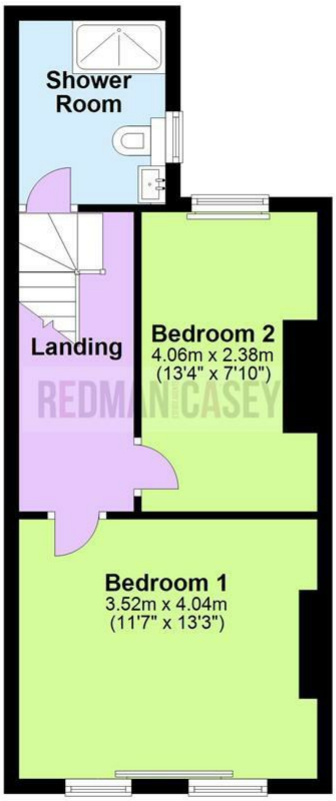
Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



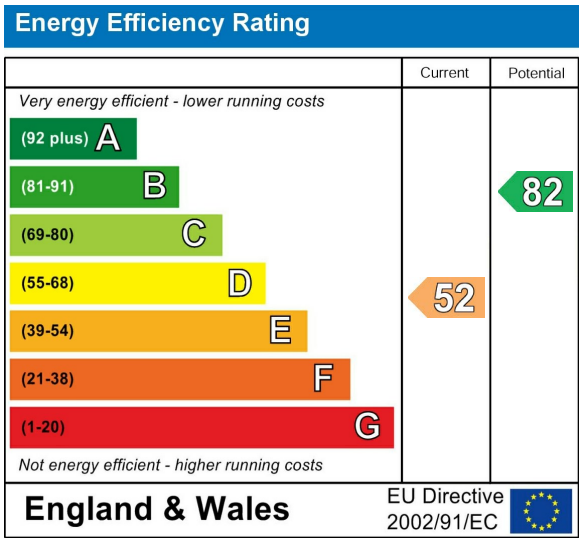
First Floor

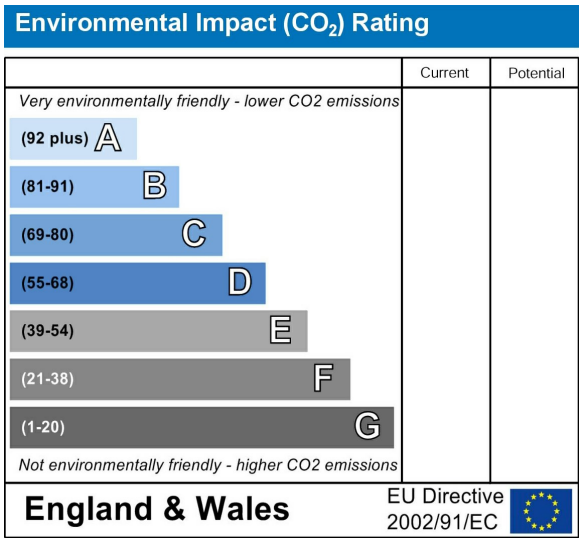
Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 73.2 sq. metres (787.8 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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