REDMAN CASEY ESTATE AGENTS

22 Clayton Street, The Haulgh, Bolton, Lancashire, BL2 1NJ

£95,000

A mid terraced home offered in good decorative order throughout with lounge, kitchen diner, landing providing access to two bedrooms and a three piece bathroom. Externally to the rear a low maintenance patio. The property also benefits from gas central heating and double glazed windows and is located within easy reach to Bolton town centre bustling with amenities. Early viewing is recommended to fully appreciate.

- 2 Bedrooms
- Gas Centrally Heated
- Close To Amenities
- Good Decorative Order
- Double Glazed Windows
- EPC Rating

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

Positioned in a tucked away spot on Clayton street, the Haulgh this mid terraced home an ideal first time buy and offered in good decorative order throughout briefly comprising; lounge, kitchen diner, landing providing access to two bedrooms and a three piece bathroom. Externally there are patio areas to the front and rear and the property also benefits form gas central heating and double glazed windows. The property is within proximity to local schools, Bolton town centre offering a wealth of amenities and further access to the transport and commuting links and the motorway. Early viewing is essential to fully appreciate.

Lounge 14'0" x 12'10" (4.27m x 3.90m)
Double glazed window to front, feature fire place with gas fire, power points, wall mounted radiator, door to kitchen diner.

Kitchen/Diner 11'9" x 12'10" (3.59m x 3.90m)
Modern styled kitchen diner with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, integrated oven with four hob gas burner and extractor over, inset single drainer sink, plumbed for washing facilities, space for fridge/freezer, door to rear, double glazed window to rear. Stairs rise to upper level.

Landing
Stairs rise to upper level , doors lead to further accommodation.

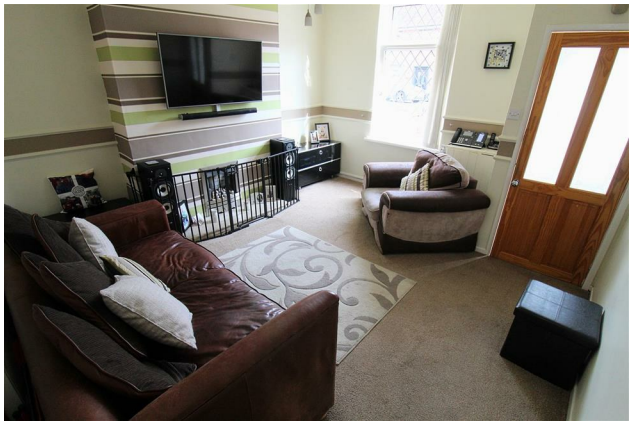
Bedroom 1 11'2" x 12'10" (3.41m x 3.90m)
accessed off the landing with a range of fitted wardrobes with sliding mirrored doors, power points, wall mounted radiator, double glazed window to front elevation.

Bedroom 2 8'6" x 7'7" (2.58m x 2.31m)
Accessed off the landing to bedroom two with double glazed window, power points.

Bathroom
Three piece suite with low level W.C., panelled bath, vanity wash basin, laminate styled floor, double glazed frosted window, wall mounted radiator.

Outside
To the front a low maintenance patio area

To the rear a flagged patio with traditional borders.



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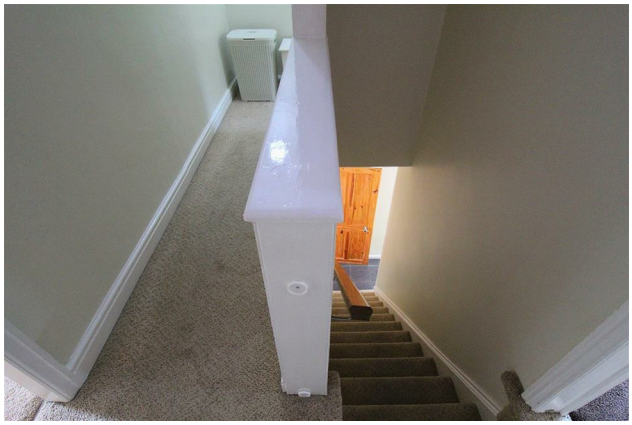

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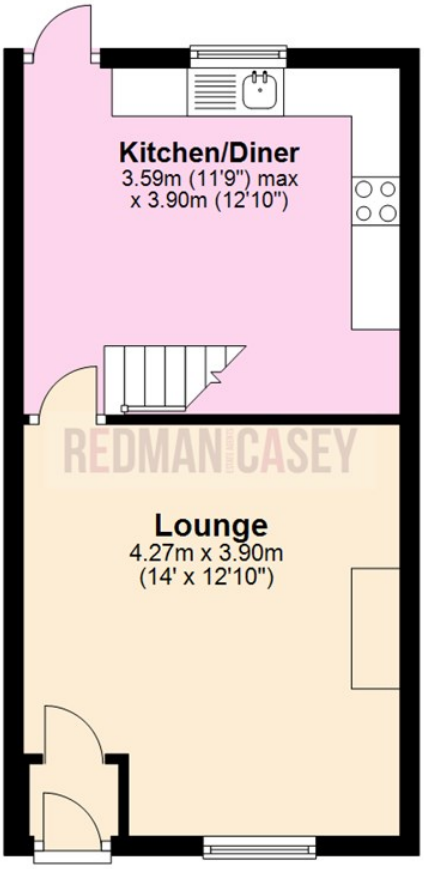
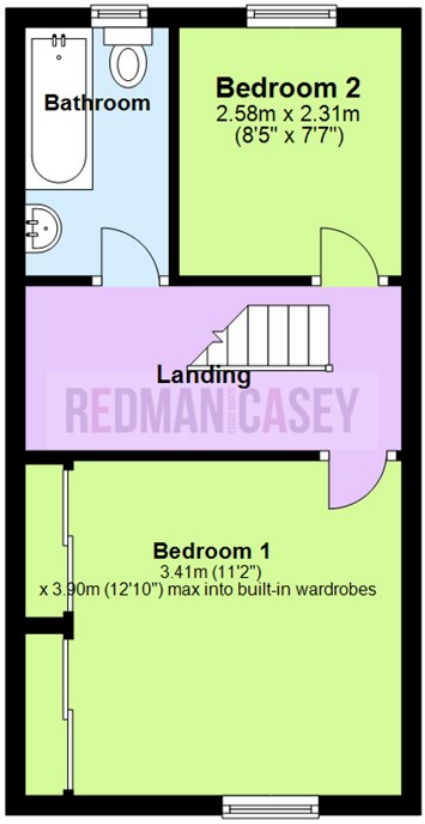
Ground Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



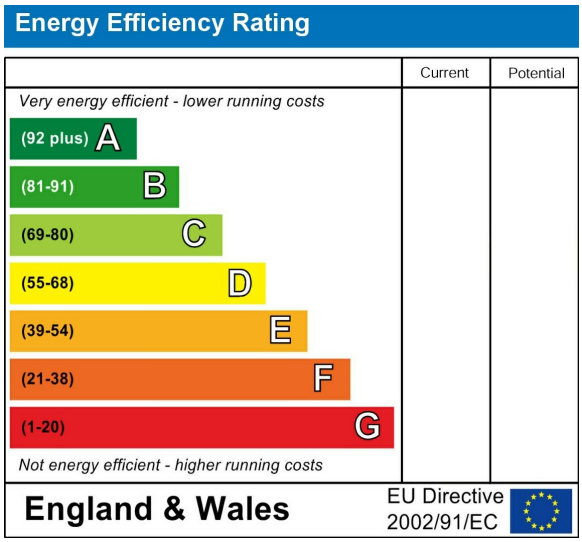
First Floor

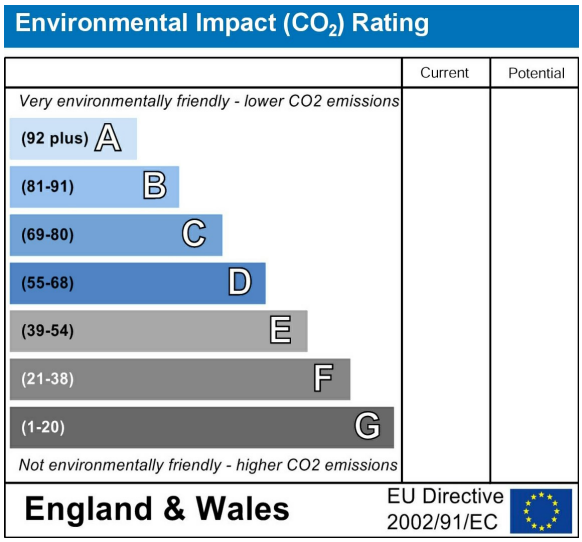
Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.3 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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