

17 Darley Street, Horwich, Bolton, BL6 7LB



Offers In The Region Of £135,000

Extended two bedroom mid terraced property. situated in a popular residential location. with views over Rivington Pike. This home is close to local shops, primary and secondary schools, good transport links all local amenities and easy walking to Rivington Country Park. Benefits from double glazing gas central heating extended to the rear. Viewing will show all what is on offer the location and condition of this home.

- Two Bedroom
- Extended to Rear
- Double Glazed
- Council Tax Band A
- Mid Terraced
- Great Views
- Gas Central Heating
- Awaiting EPC.



Two bedroom extended mid terraced property, located in a very popular residential location. Close to local primary and secondary schools, near to Rivington Country Park, local shops, transport links and all local amenities. This home comprises:- Inner porch, lounge, dining room, kitchen, two bedrooms and a family bathroom, garden fronted and a enclosed rear yard. Benefitting from double glazing, kitchen extension, gas central heating. Viewings are recommended to appreciate the location and all this home has to offer.

Porch

UPVC entrance door:

Lounge 13'3" x 12'10" (4.04m x 3.90m)

UPVC double glazed window to front, radiator, coving to ceiling, :



Dining Room 8'9" x 12'10" (2.67m x 3.90m)

UPVC double glazed window to rear, double radiator, stairs to first floor landing, door to Storage cupboard, built-in under-stairs storage cupboard.



Kitchen 16'1" x 5'6" (4.89m x 1.68m)

Fitted with a matching range of base and eye level units with drawers and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring electric hob, two uPVC double glazed windows to side, uPVC double glazed door to rear.



Landing

:

Bedroom 1 10'6" x 12'10" (3.20m x 3.90m)

UPVC double glazed window to front with panoramic views of Rivington Pike, radiator.



Bedroom 2 8'8" x 6'5" (2.64m x 1.96m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite double walk in shower cubical, pedestal wash hand basin and low-level WC,s and ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

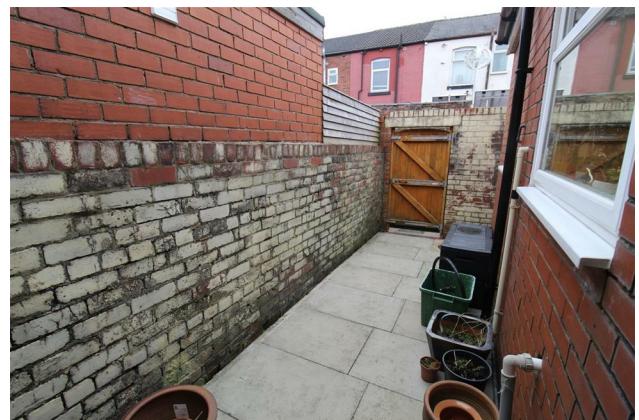
Outside Front

Enclosed small garden to front pathway to entrance door.

Outside Rear

Enclosed rear yard with seating area.



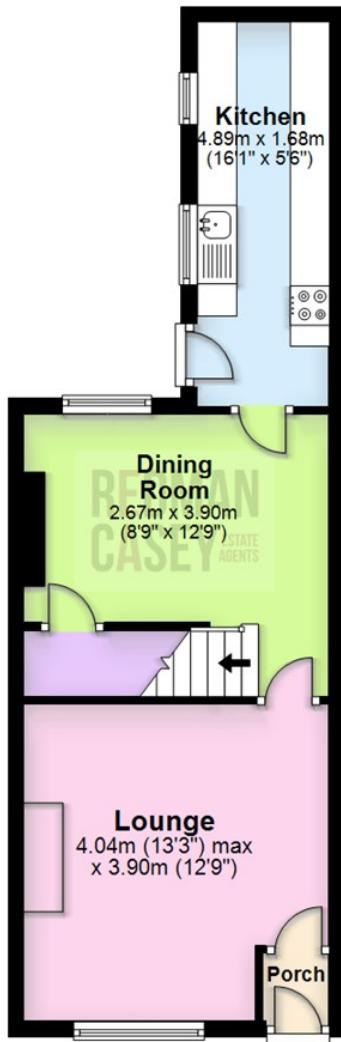


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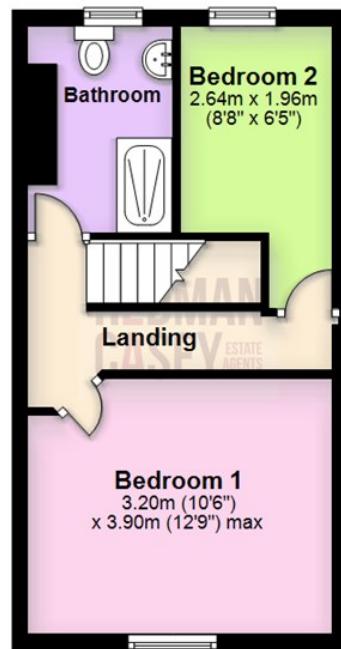
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 68.8 sq. metres (740.5 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.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

