REDMAN CASEY ESTATE AGENTS

232 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QR

Offers In The Region Of £155,000

Superbly presented stone fronted mid terraced property. Offering excellent accommodation with two spacious reception rooms, two generous double bedrooms, modern fitted kitchen and stunning shower room. The property is ideally located for access to local amenities, shops, schools and railway station at Blackrod. Viewing is essential to appreciate the size and condition.

- Two Reception Rooms
- Modern Kitchen
- Well Decorated
- Two Double Bedrooms
- Fantastic Shower Room
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops, schools and train links to Manchester, Preston and beyond. The property has been sympathetically renovated and improved by the current owners to create a fantastic property which comprises :- Porch, entrance hall, lounge, dining room, fitted modern kitchen. To the first floor there are two generous double bedrooms and a stunning fitted shower room with modern three piece suite. Outside there is a small garden area to the front and to the rear is a paved courtyard. Viewing is essential to appreciate all that is on offer.

Porch
Door to:

Hall
Radiator, stairs, door to:

Lounge 12'2" x 10'10" (3.72m x 3.31m)
UPVC double glazed window to front, double radiator, two wall lights, coving to ceiling.

Dining Room 13'1" x 11'4" (3.99m x 3.46m)
Window to rear, double radiator, door to:

Cupboard

Kitchen 9'7" x 7'1" (2.92m x 2.16m)
Fitted with a matching range of modern white gloss base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl 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 double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, door.

Landing
Ceiling with recessed low-voltage spotlights, access to boarded loft with pull down metal ladder and power and light connected, door to:

Bedroom 1 12'4" x 14'5" (3.76m x 4.40m)
Double glazed leaded window to front, double radiator, ceiling with recessed low-voltage spotlights.

Bedroom 2 13'3" x 9'1" (4.05m x 2.77m)
UPVC double glazed window to rear, double radiator, Feature exposed bick chimney breast.

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Shower Room
Refitted with three piece modern white suite comprising tiled double shower enclosure with glass screen, wall mounted wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed low-voltage spotlights.

Outside
Front, paved pathway leading to front entrance door with gravelled area, dwarf stone wall to front.
Rear, enclosed by timber fencing to rear and sides, rear gated access, paved sun patio, outside cold water tap.

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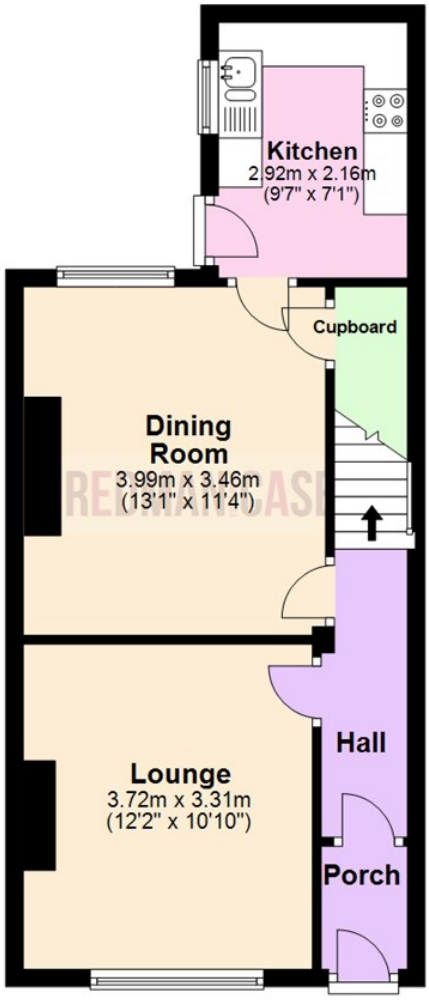
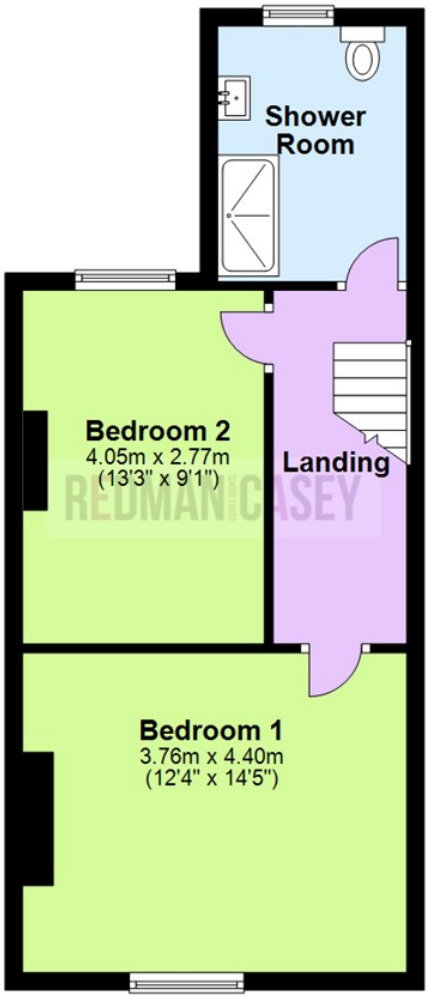
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



First Floor

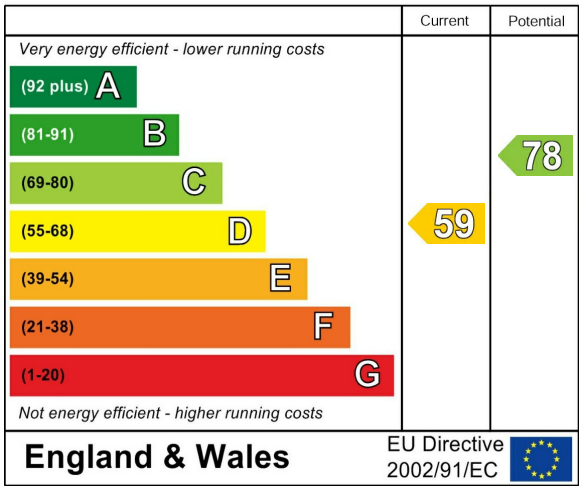
Approx. 41.3 sq. metres (444.5 sq. feet)



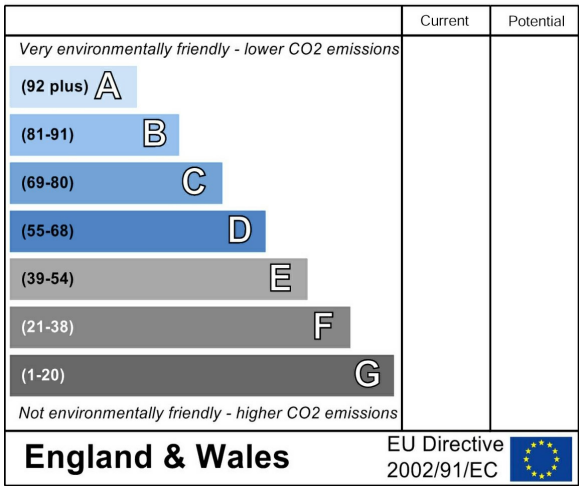
Total area: approx. 82.2 sq. metres (884.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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