REDMAN CASEY ESTATE AGENTS

6a Wilderswood Avenue, Horwich, Bolton, BL6 7ES

Offers Around £99,995

Two bedroom first floor flat with gardens to front side and rear. This investment opportunity is situated on the edge of Rivington with close proximity to shops, schools and all local amenities. The property has great potential as a rental property or private dwelling, with space to create off road parking and unusual for a flat a good size garden area. Double glazed with gas central heating this is a property with endless potential and viewing is advised.

- Two Bedroom
- Gardens Front And Rear
- Gas Central Heating
- No Chain
- Awaiting EPC.
- Investment Opportunity
- Double Glazed
- Vacant Possesion
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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INVESTMENT OPPORTUNITY
Two bedroom spacious flat in a very popular residential location. Close to local amenities, schools, shops and very close to Rivington Country Park. In need of some modernisation this property is priced accordingly. Offering spacious rooms with the added benefit of good outside space to front, side and rear. The possibility to create off road parking with the correct permissions in place. This property would suit investors with an estimated yield of over 7% per annum. Mainly cosmetic work required and sold with vacant possession and no onward chain viewing is recommended.

Lounge 12'5" x 12'5" (3.78m x 3.79m)
UPVC double glazed window to side, wall mounted gas fire, double radiator, door to:

Kitchen 10'1" x 9'0" (3.07m x 2.74m)
Fitted with a base and eye level units and cupboards, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear, radiator, door to Storage cupboard, door to Storage cupboard.

Bedroom 1 14'0" x 9'5" (4.27m x 2.87m)
Two uPVC double glazed windows to side, double radiator.

Bedroom 2 9'6" x 9'0" (2.90m x 2.74m)
UPVC double glazed window to rear, double radiator, door.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, double radiator.

Outside
To the front there is a garden area that with correct permissions would make ample off road parking, There is a side garden and large rear garden area.

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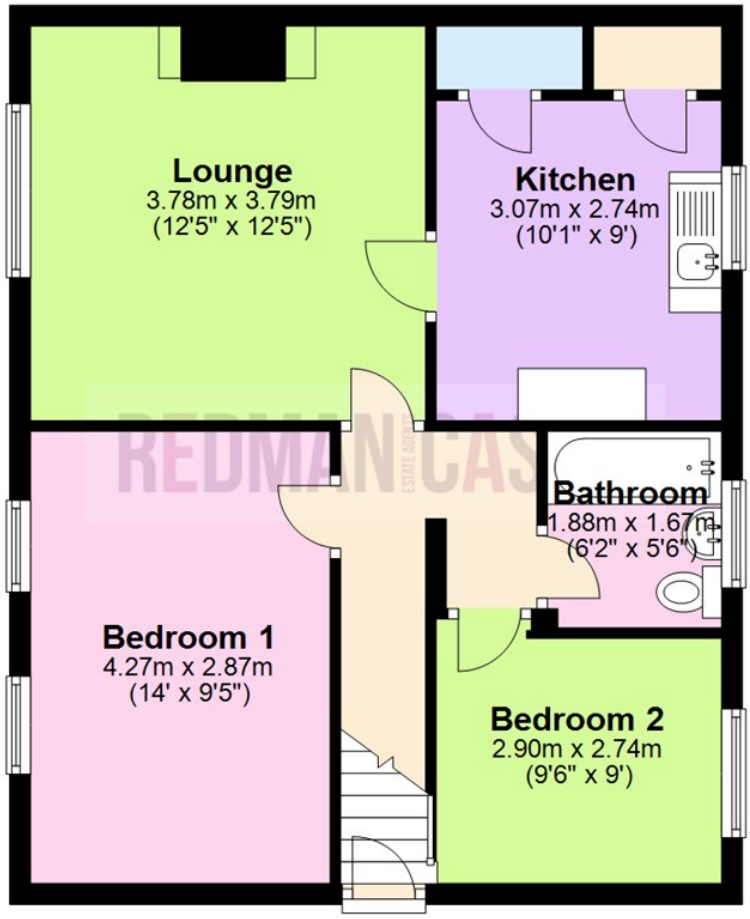
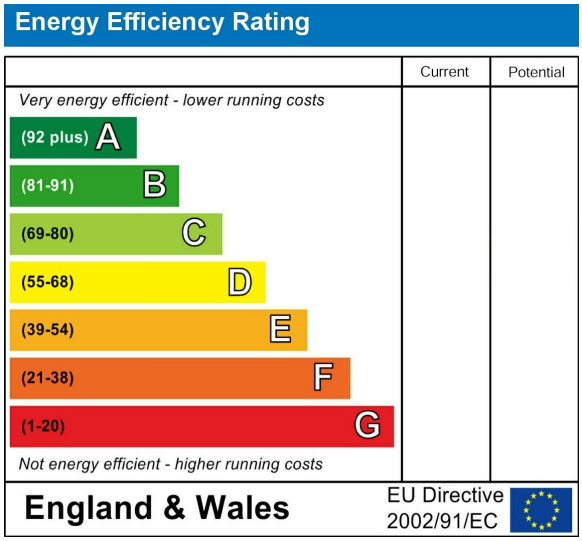
Ground Floor

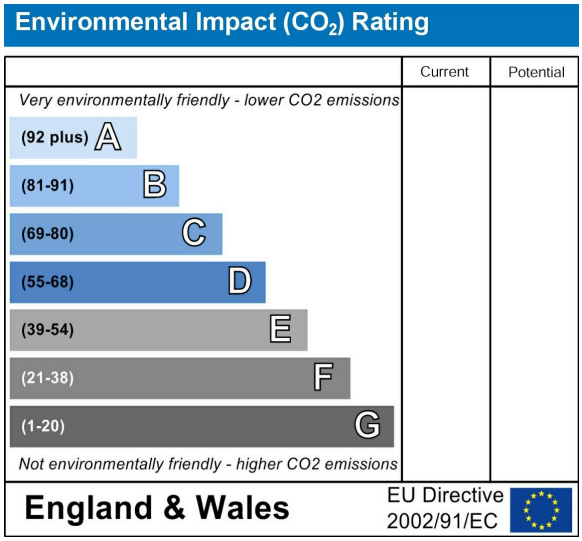
Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 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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