REDMAN CASEY ESTATE AGENTS

# 9 Webb Street, Horwich, Bolton, Lancashire, BL6 5NS

## Offers In The Region Of £120,000

Two double bedroom mid terraced property requiring updating but benefiting from gas central heating and upvc double glazing, Two receptions and kitchen area with utility are and wc to the rear. two double bedrooms and bathroom with walk in bath and separate wc to the first floor. Outside there is a small paved front garden and an enclosed yard to rear. sold with no chain and vacant possession.

- Two Double bedrooms
- In Need of Renovation
- Vacant Possession
- Two Receptions
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops, amenities and transport links this deceptively spacious mid terraced property offers an excellent opportunity to renovate and put your own stamp on. The property would make a great first purchase and gives an opportunity to make into three bedrooms . Currently the layout comprises :- Porch, hallway, lounge, dining / sitting room, kitchen, utility and wc. To the first floor there are two double bedrooms and a bathroom with walk in bath and a separate wc.
Outside there is an enclosed rear yard with gated access and paved front garden. Sold with no chain and vacant possession viewing is recommended to appreciate the opportunity on offer.

**Porch**
Composite double glazed entrance door, door to:

**Hall**
Stairs to first floor landing, door to:

**Sitting Room 14'3" x 11'2" (4.35m x 3.40m)**
UPVC frosted double glazed window to rear, living flame effect gas fire set in timber surround, radiator, open plan to Kitchen, sliding door to:

**Lounge 11'11" x 10'8" (3.63m x 3.24m)**
UPVC double glazed window to front, double radiator.

**Kitchen 11'2" x 6'7" (3.40m x 2.01m)**
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, space for fridge, gas point for cooker, two uPVC frosted double glazed windows to side, door to built-in under-stairs storage cupboard.

**Utility Area 6'6" x 7'9" (1.99m x 2.37m)**
Plumbing for washing machine, door to rear, door to:

**WC**

**Landing**
Built-in storage cupboard, built-in over-stairs double storage cupboard with shelving, double door, door to:

**Bedroom 1 11'10" x 13'11" (3.60m x 4.25m)**
Two uPVC double glazed windows to front, built-in storage cupboard, double radiator, door.

**Bedroom 2 14'4" x 8'7" (4.38m x 2.62m)**
UPVC frosted double glazed window to rear, built-in double boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:

**WC**
UPVC frosted double glazed window to side.

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**Bathroom**
Fitted with two piece suite comprising walk in deep panelled jacuzzi style bath with electric shower over and wall mounted wash hand basin, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, double radiator.

**Outside**
Front garden, enclosed by dwarf brick stone wall to front and sides with paved garden and mature flower and shrub borders.
Rear, enclosed by brick wall to rear and sides, rear gated access, concrete hard standing.

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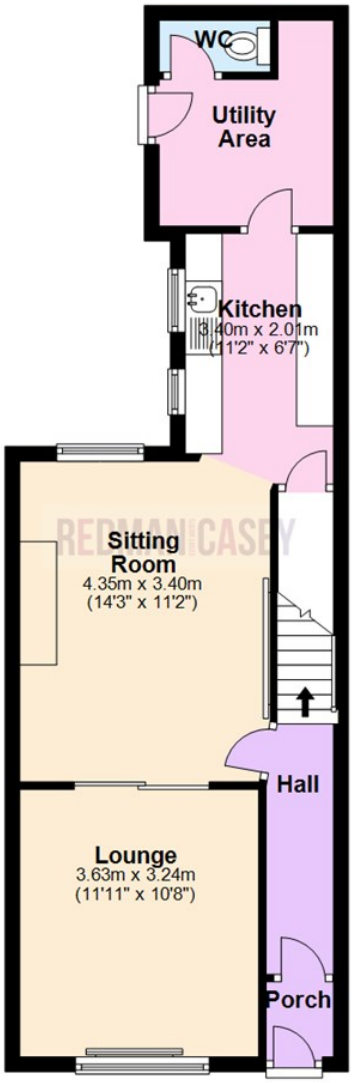
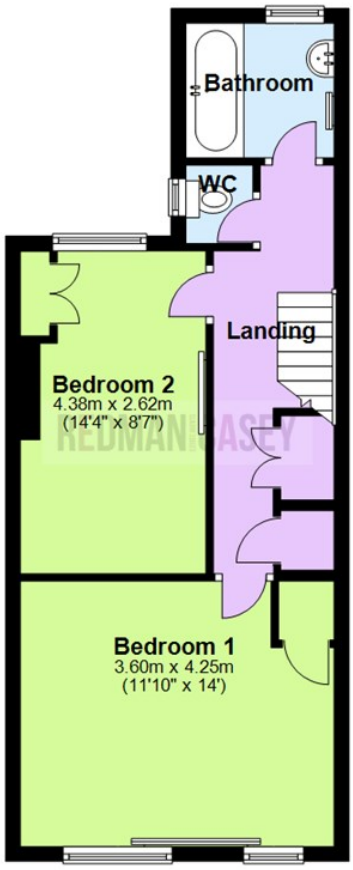
## Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)




## First Floor

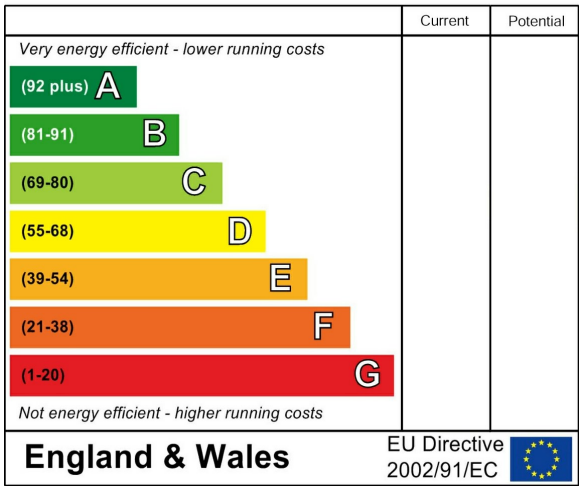
Approx. 41.0 sq. metres (441.5 sq. feet)



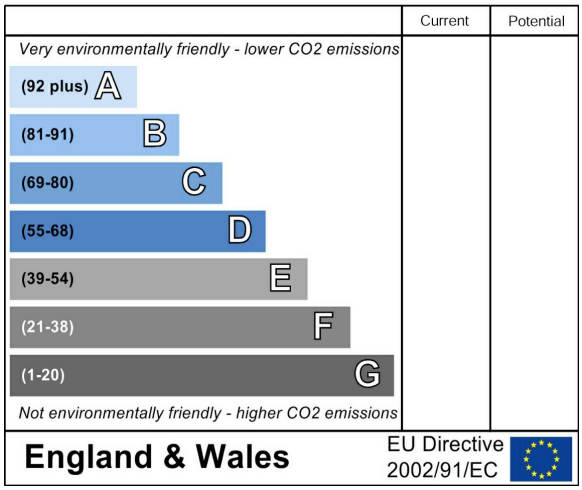

Total area: approx. 81.6 sq. metres (878.3 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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