REDMAN CASEY ESTATE AGENTS

485 Bury Road, Bolton, Greater Manchester, BL2 6DF

£77,500

An end terraced offered with no onward chain previously achieving £475 rental figures set close to local amenities and easy access to Bolton town centre. The property comprises lounge, kitchen diner, landing giving access to two bedrooms and a three piece bathroom. The property also benefits from gas central heating and double glazed windows.

- Two Bedrooms
- Easy Access To Bolton Town Centre
- Double Glazed Windows
- No Chain
- Gas Centrally Heated
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Bury road Breightmet this end terraced home offered with no onward chain that achieved £475 PCM, and comprises lounge, kitchen diner, landing giving access to two bedrooms and a three piece bathroom suite. Externally the property has a gravel bedded area to the front and a low maintenance patio to the rear and also benefits from having gas central heating and double glazed windows. This terraced home is an ideal first time buy or buy to let investment and is set within easy reach to amenities, transport and commuting links and Bolton town centre.

Lounge 14'1" x 13'1" (4.29m x 3.98m)
Window to front, fireplace, door to kitchen diner, power points, wall mounted radiator.

Kitchen/Diner 10'7" x 13'1" (3.22m x 3.98m)
Access from the lounge to kitchen diner with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset single drainer sink with mixer tap, integrated oven with 4 hob gas burner and extractor over, space for fridge, window to rear, stairs rise to upper level, door to rear, wall mounted gas fired central heating boiler in matching wall unit.

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

Bedroom 1 14'1" x 13'1" (4.29m x 3.98m)
Access from the landing to bedroom one with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window.

Bedroom 2 7'7" x 8'8" (2.31m x 2.65m)
Access off the landing to bedroom two with double glazed window, wall mounted radiator.

Bathroom
Three piece with low level W.C., panelled bath with electric shower over, vanity wash basin, wall mounted heated towel rail, storage cupboard, double glazed frosted window.

Outside
To the front a gravel bedded area with traditional brick wall to border.
To the rear a low maintenance stone flagged area.

Agents Note: The photos displayed were taken when the property was vacant.

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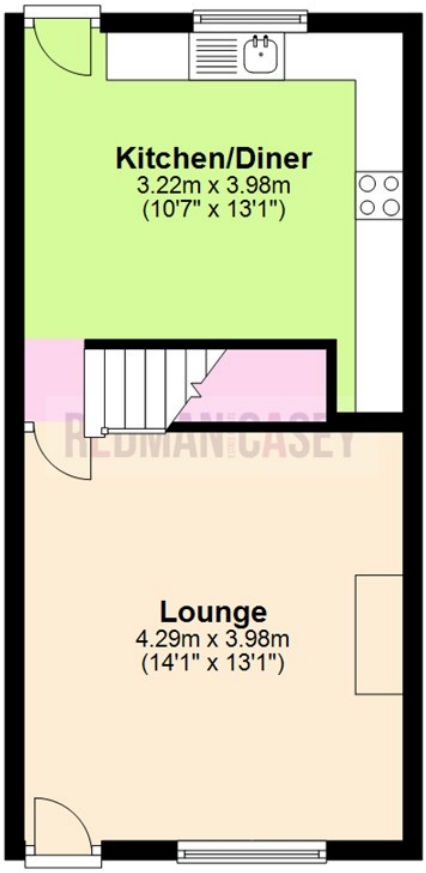
Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)

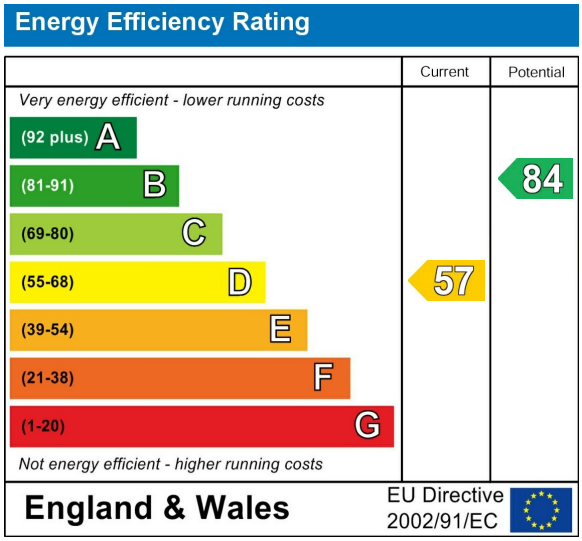


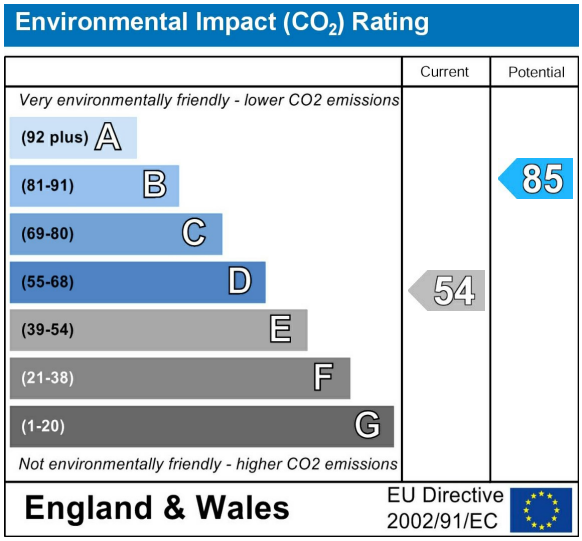
First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)

Total area: approx. 67.3 sq. metres (724.1 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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