REDMAN CASEY ESTATE AGENTS

20 Cemetery Street, Westhoughton, Bolton, Lancashire, BL5 3TL

£150,000

Deceptively spacious and well presented two bedroom mid terraced property. Located along this quiet of main road street the property benefits from double glazing (fitted 2021) and gas central heating (boiler fitted 2020) with spacious lounge, dining kitchen and utility room. To the first floor there are two bedrooms and a bathroom fitted with a white three piece suite. Ideally located for access into town centre, shops, schools and transport links for road and rails sold with no chain and vacant possession, viewing essential.

- NO CHAIN
- Utility Room
- Double glazing 2021
- 2 Bedrooms
- Boiler fitted 2018

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Located along this quiet off main road street this two bedroom mid terraced property offers excellent accommodation for either a first time buyer / downsizer or a great buy to let investment with a potential rent of £650 - 700 pcm. The property comprises :- Porch, lounge, dining kitchen, utility room. To the first floor there are two generous bedrooms and bathroom fitted with a three piece white suite. Outside there is a small enclosed front garden and a enclosed rear courtyard with tiled floor. Sold with no chain and vacant possession the property must be viewed to appreciate all that is ion offer .

Porch
Laminate flooring, double glazed composite door, door to:

Lounge 14'2" x 14'5" (4.32m x 4.39m)
UPVC double glazed bay window to front, radiator, stairs to first floor landing, door to:

Kitchen 11'7" x 11'3" (3.53m x 3.43m)
Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, china 'Belfast' sink unit with swan neck mixer tap, plumbing for dishwasher, space for fridge/freezer and range with extractor hood over, uPVC double glazed leaded window to rear, radiator, tiled flooring, open plan to Utility, open plan to Storage cupboard,

Cupboard
Built-in under-stairs storage cupboard.

Utility 4'10" x 6'7" (1.48m x 2.01m)
Plumbing for washing machine, space for tumble dryer, laminate tiled flooring, part glazed door to garden.

Landing
UPVC double glazed leaded window to rear, radiator, door to:

Bedroom 1 14'2" x 14'5" (4.32m x 4.39m)
UPVC double glazed window to front, radiator.

Bedroom 2 6'6" x 8'11" (1.98m x 2.72m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom
Three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, half height ceramic to two walls, heated towel rail.

Outside
Front, enclosed by dwarf brick wall to front and sides, paved hard standing, wrought iron gated access.

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Rear garden, enclosed by brick wall and timber fencing to rear and sides, rear gated access, large paved sun patio, outside cold water tap.

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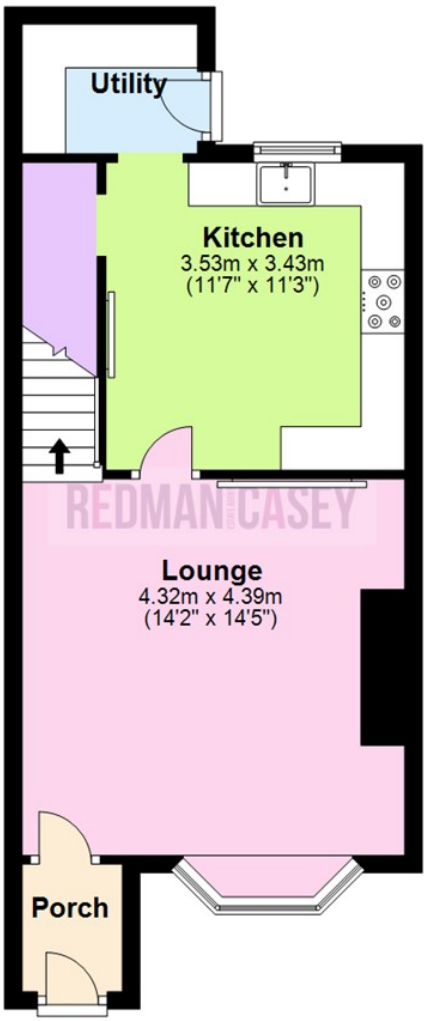
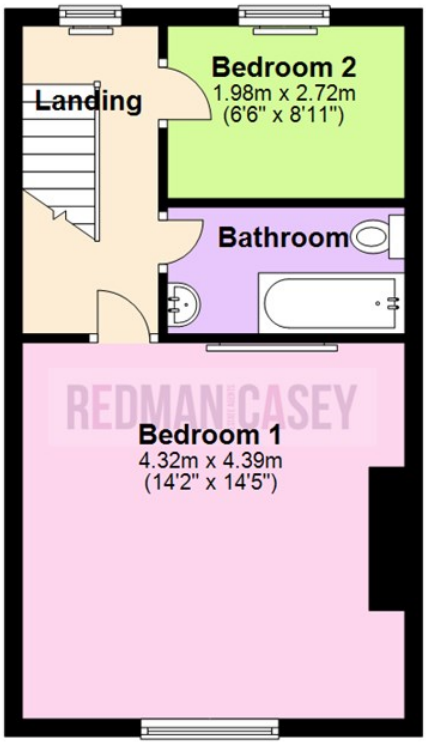
Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



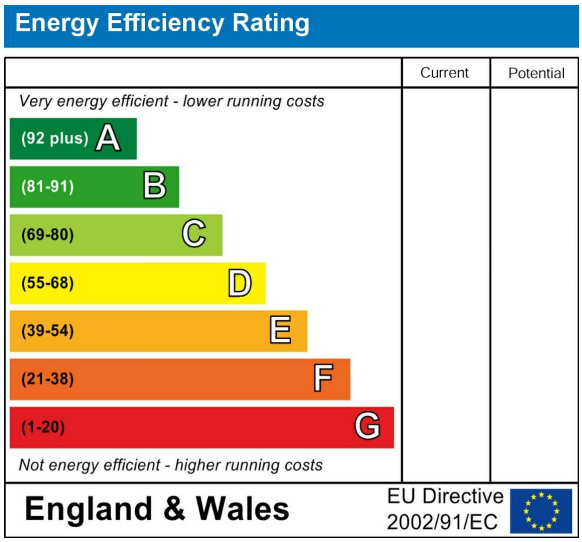
First Floor

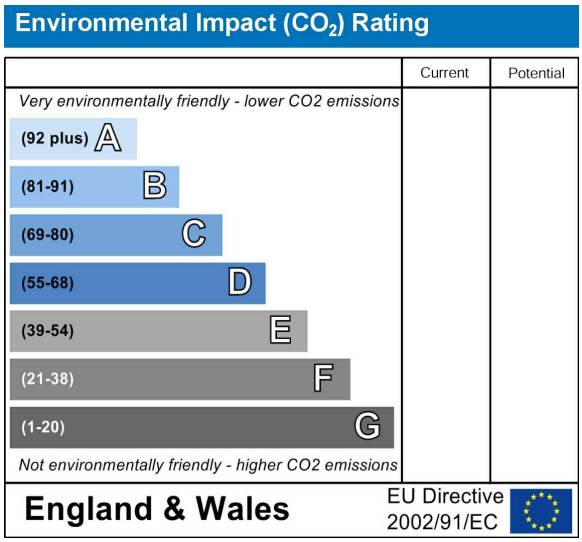
Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 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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