REDMAN CASEY ESTATE AGENTS

312 Chorley New Road, Horwich, Bolton, Lancashire, BL6 5PS

Offers In The Region Of £130,000

Deceptively spacious and ideally located 2 double bedroom mid terraced property. Offering the option to convert to three bedrooms, the property requires internal updating but will make a fantastic first purchase or buy to let investment with a potential rental of around £675 - 700 per calendar month. Spacious open plan lounge into sitting room generous kitchen. Two double bedrooms and a large bathroom, enclosed courtyard to rear . Sold with no chain and vacant possession.

- Two Double Bedrooms
- Large Open plan Lounge / Sitting Room
- Potential to Convert to 3 Beds
- No Chain
- Vacant Possession
- EPC Rating TBC

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Ideally located for access to local shops, schools and transport links this deceptively spacious mid terraced property offers excellent accommodation with the option to convert to three bedrooms.
The house comprises :- entrance porch, hallway, lounge open plan to sitting room and kitchen,to the first floor there are two generous double bedrooms and large bathroom fitted with a three piece suite. The property benefits from gas central heating and double glazing but does require internal updating. Sold with no chain and vacant possession the property will make a fantastic first purchase or buy to let investment with a rental potential of around £675 - 700 pcm as a three bedroom

Porch
Part glazed entrance door, door to:

Hallway
Radiator, stairs to first floor landing, door to:

Lounge 13'4" x 10'10" (4.06m x 3.31m)
UPVC double glazed bay window to front, radiator, coving to ceiling, archway sitting room to:

Sitting Room 14'0" x 11'3" (4.27m x 3.44m)
UPVC double glazed window to rear, fireplace, built-in under-stairs storage cupboard, radiator, coving to ceiling, door to:

Kitchen 10'0" x 7'2" (3.05m x 2.19m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, floor mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, door to rear.

Landing
Door to:

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, two radiators.

Bedroom 2 14'2" x 9'0" (4.32m x 2.74m)
UPVC double glazed window to rear, built-in double storage cupboard with shelving and housing hot water cylinder, radiator, double door, door to:

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Bedroom 1 13'6" x 14'7" (4.11m x 4.45m)
UPVC metal frame double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, twoStorage cupboard, radiator, two double doors.

Outside
Rear, enclosed by brick wall to rear and sides, paved hard standing and courtyard, brick-built storage shed, rear gated access.

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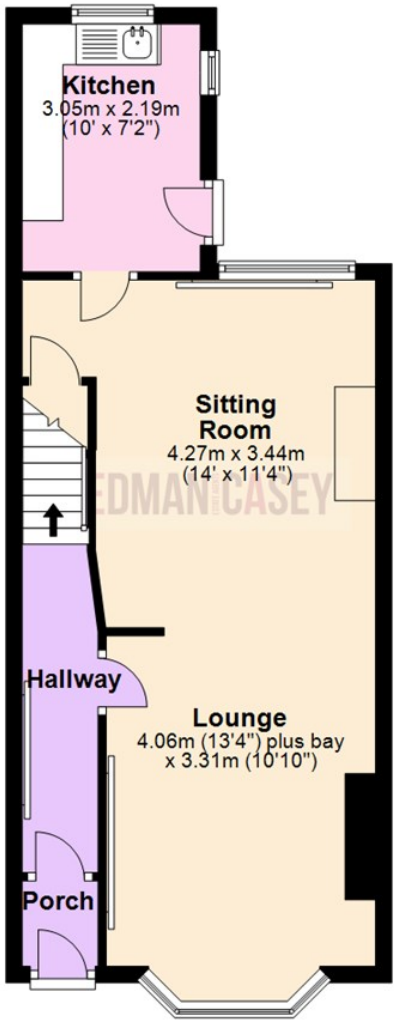
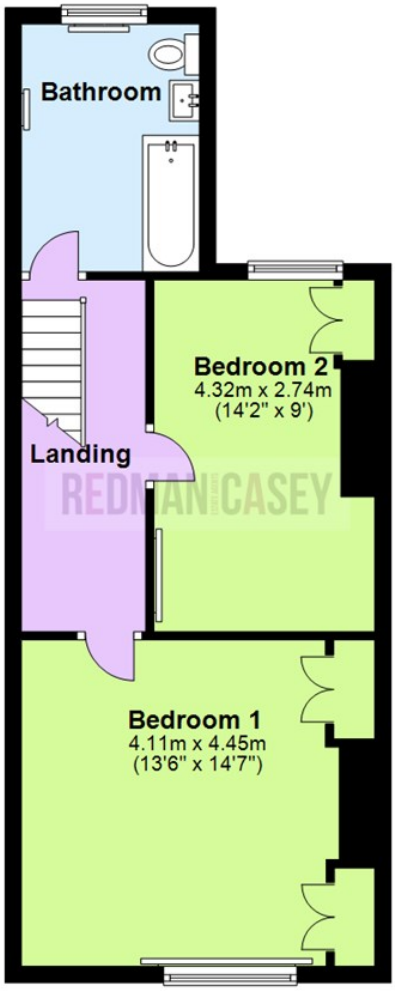
Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor

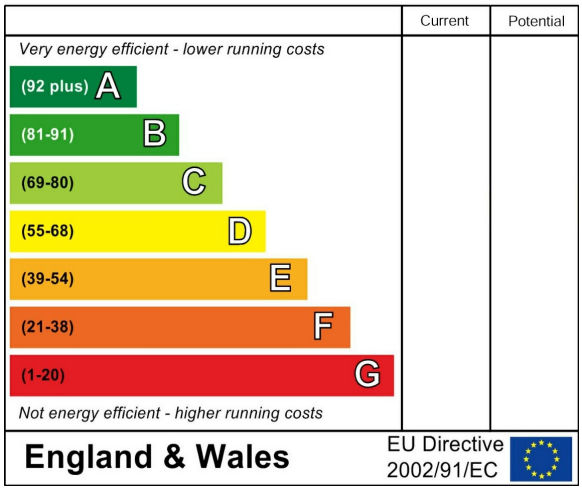
Approx. 44.5 sq. metres (479.1 sq. feet)



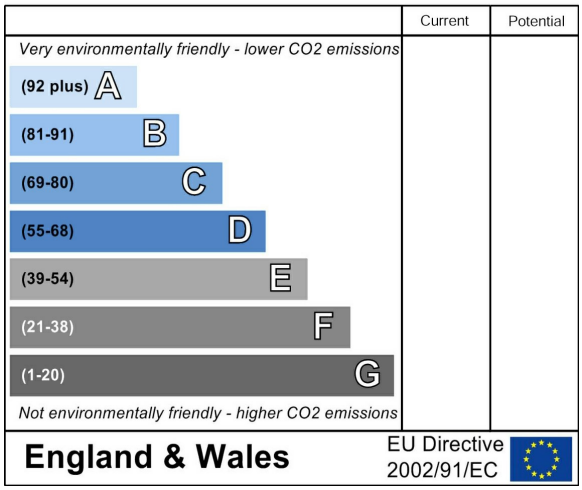
Total area: approx. 88.3 sq. metres (950.8 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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