REDMAN CASEY ESTATE AGENTS

32 Mary Street West, Horwich, Bolton, Lancashire, BL6 7JT

Offers In The Region Of £140,000

Well presented three bedroom town house property ideally located for access to local amenities, schools and Horwich town centre along with transport links and countryside walks nearby. The property offers excellent accommodation for someone downsizing a first time buyer or buy to let investor. Two reception rooms, kitchen, three bedrooms and bathroom gardens to front and rear along with off road parking area to the rear. Sold with no chain and vacant possession.

- Mid Townhouse
- 3 Bedrooms
- Gardens Front and Rear
- No Chain
- Council Tax Band A
- 2 Reception Rooms
- Kitchen and Bathroom
- Off Road Parking to Rear
- Vacant Possession
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally situated for access to local schools, shops and transport links this three bedroom mid town house offers excellent accommodation which would suit someone downsizing, a first time buyer or buy to let investor. The property comprises :- Entrance hall, lounge, sitting room, kitchen. To the first floor there are three bedrooms and bathroom fitted with a three piece suits. Outside there is a gravelled garden to the front and paved garden to the rear with hardstanding parking area and power. The property benefits from gas central heating (new boiler installed 2022) and double glazing and is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer..

Entrance Hall
UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs, uPVC double glazed entrance door, door to:

Lounge 9'5" x 11'3" (2.88m x 3.43m)
UPVC double glazed window to front, radiator, dado rail, coving to ceiling.

Sitting Room 11'0" x 11'3" (3.36m x 3.43m)
UPVC double glazed window to rear, living flame effect electric fire set in timber surround and marble effect inset and hearth, double radiator, coving to ceiling, uPVC double glazed door to garden, door to:

Kitchen 7'10" x 5'10" (2.38m x 1.77m)
Fitted with a matching base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear.

Landing
Access to loft, door to:

Bedroom 1 11'4" x 11'2" (3.45m x 3.41m)
UPVC double glazed window to front, double radiator.

Bedroom 2 9'4" x 11'4" (2.84m x 3.45m)
UPVC double glazed window to rear, double radiator, laminate flooring.

Bedroom 3 6'11" x 5'10" (2.10m x 1.79m)
UPVC double glazed window to front, radiator.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with gravelled area and paved pathway leading to front entrance door, wrought iron gated access.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, rear gated access, concrete hard standing with potential off road parking for a car and power connection.

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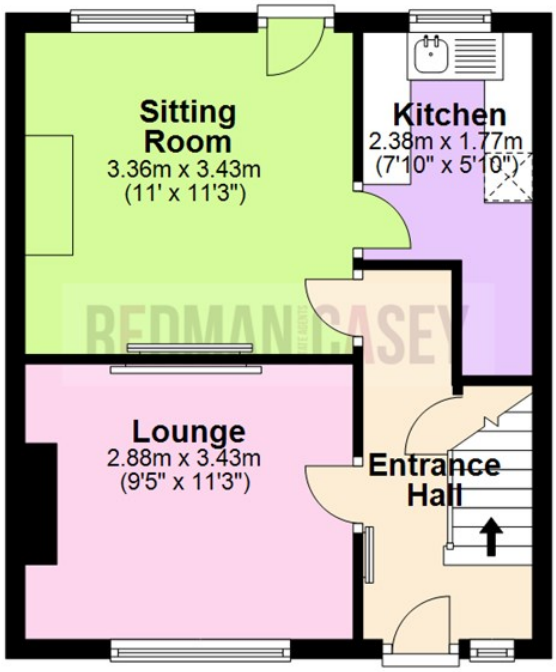
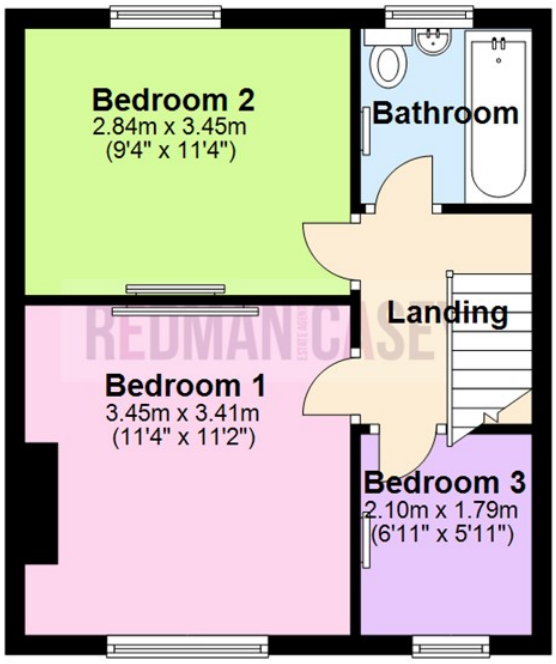
Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



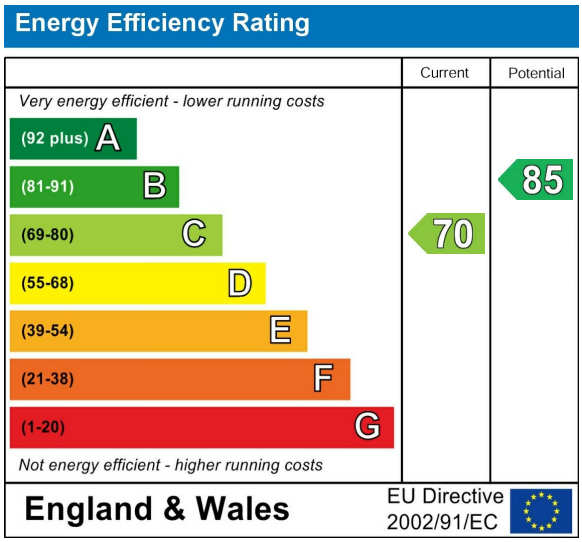
First Floor

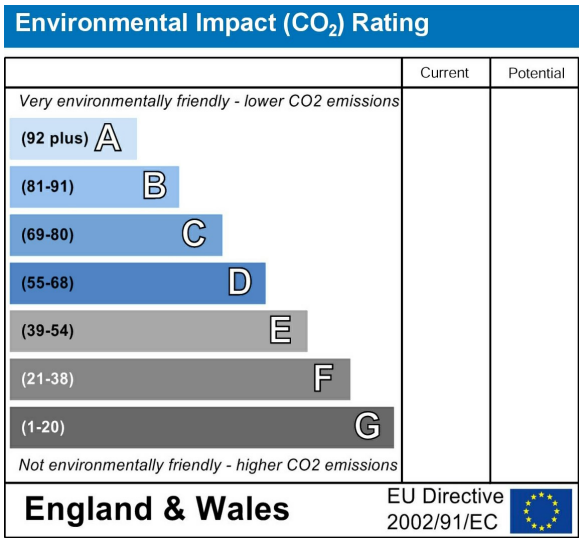
Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.8 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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