REDMAN CASEY ESTATE AGENTS

3 Holly Grove, Smithills, Bolton, Lancashire, BL1 6DN

Offers In The Region Of £125,000

Recently refurbished two bedroom mid terraced property is a popular location close to local shops, schools and all local amenities. This property benefits from double glazing and gas central heating and outside space to front and rear. This property is sold with vacant possession and no onward Chain This spacious house is recommended for viewing to appreciate all that is on offer.

- Two Bedroom
- Gas Central Heating
- Recently Refurbished
- No Chain
- Outside Space To Front And Rear
- Double Glazing
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Spacious two bedroom mid terraced property in a popular residential location, close to local shops, schools and all local amenities. This property will be sold with vacant possession and no onward chain.
The property benefits from double glazing and gas central heating. The property comprises:- open plan lounge dining kitchen, to the first floor there are two bedrooms and a family bathroom. Benefiting from outside space front and rear. Viewing is recommended to appreciate all that is on offer.

Inner Porch

Lounge 13'5" x 13'3" (4.10m x 4.04m)
UPVC double glazed window to front, ornamental log effect electric fire set in surround, double radiator, stairs, open plan to:

Kitchen/Diner 12'1" x 13'3" (3.68m x 4.04m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed frosted entrance door to rear.

Bedroom 1 11'7" x 13'3" (3.54m x 4.04m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes three built-in double wardrobes with hanging rails, shelving and overhead storage, radiator, two double doors, door to:

Bedroom 2 14'6" x 6'6" (4.42m x 1.98m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, tiled splashbacks, uPVC double glazed window to rear, radiator, door to Storage cupboard.

Outside Front
Enclosed Garden laid to decorative stone.

Outside Rear
Enclosed rear yard with entry via wooden garden gate Paved with patio seating area.

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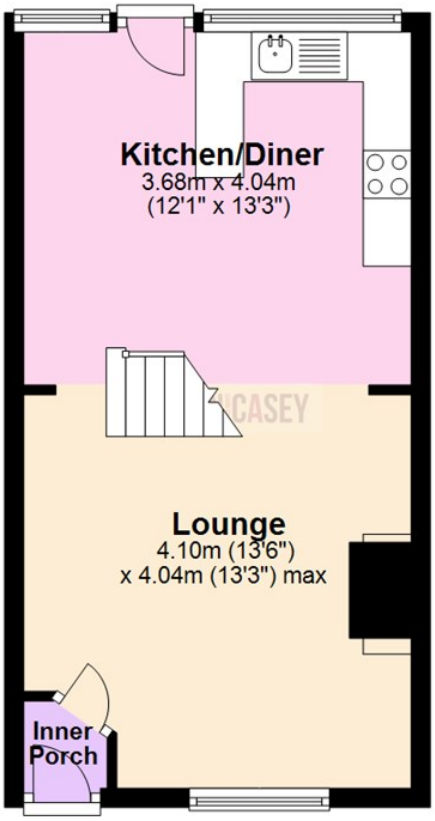
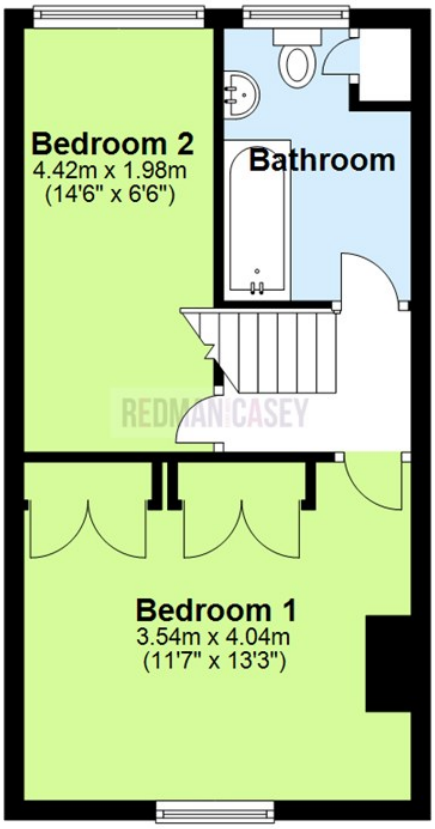
Ground Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



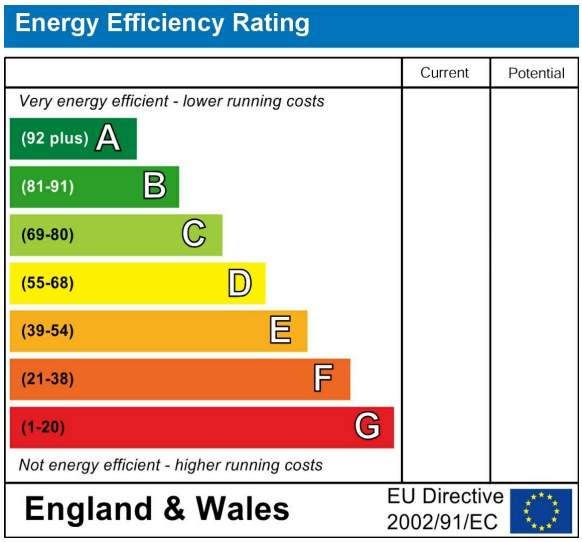
First Floor

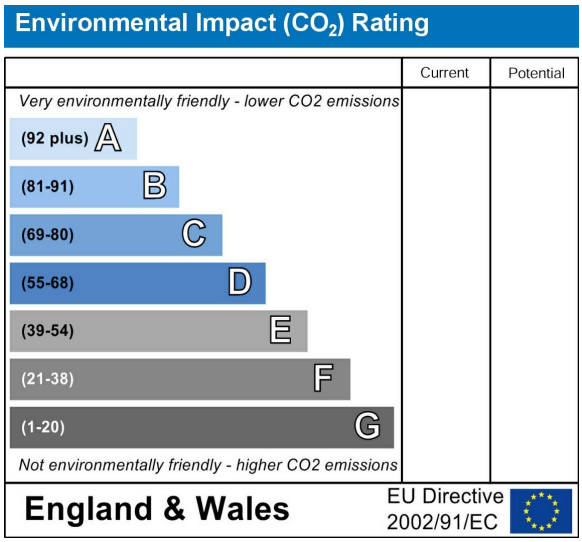
Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 64.4 sq. metres (693.3 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.





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