REDMAN CASEY ESTATE AGENTS

7 Academy Way, Lostock, Bolton, BL6 4GH

Offers Around £127,500

Two double bedroom first floor apartment in a superb and popular residential location. Close to major road and rail links for easy commute to Manchester or Preston, local shops and all amenities. This well appointed apartment benefits from fully fitted kitchen En-suite to master bedroom and two baloneys to enjoy your down time. Gas central heating fully double glazed and dedicated parking space. Viewing recommended to appreciate the condition and all that is on offer.

- 1st Floor Apartment
- En -Suite T Master
- Dedicated Parking Space
- Vacant Possesion
- Council Tax Band B
- Two Bedroom
- Two Balcony
- Close To Rail And Road Links
- No Chain
- EPC Rating B

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

First floor two double bedroom apartment in a very popular residential location. Close to road and rail links making commute to Manchester or Preston easily accessible. The property comprises:- Entrance hall, open plan lounge, kitchen, diner, balcony, bedroom 2, bedroom 1 with En-Suite and balcony. family bathroom. Dedicated parking space to the outside and maintained green spaces. Benefitting from double glazing, gas central heating and sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate condition, location and all this apartment has to offer.

Entrance Hall
UPVC double glazed window to side, radiator, door to Storage cupboard.

Storage
Storage cupboard.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to side, radiator.

Kitchen/Lounge/Diner 10'9" x 20'6" (3.28m x 6.25m)
Two uPVC double glazed windows to side, two uPVC double glazed windows, two radiators, uPVC double glazed entrance door leading to balcony. Gas hob with extractor over, one and a half stainless steel and mixer tap. Integral fridge and freezer, Dishwasher and washing machine.

Balcony 10'9" x 4'4" (3.28m x 1.33m)

Bedroom 2 8'7" x 9'3" (2.61m x 2.82m)
UPVC double glazed window, radiator.

Bedroom 1 10'0" x 10'4" (3.06m x 3.15m)
Radiator, door to:

Balcony 8'10" x 4'8" (2.70m x 1.43m)

En-suite
Three piece suite comprising wash hand basin, tiled shower cubicle with folding glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window, radiator.

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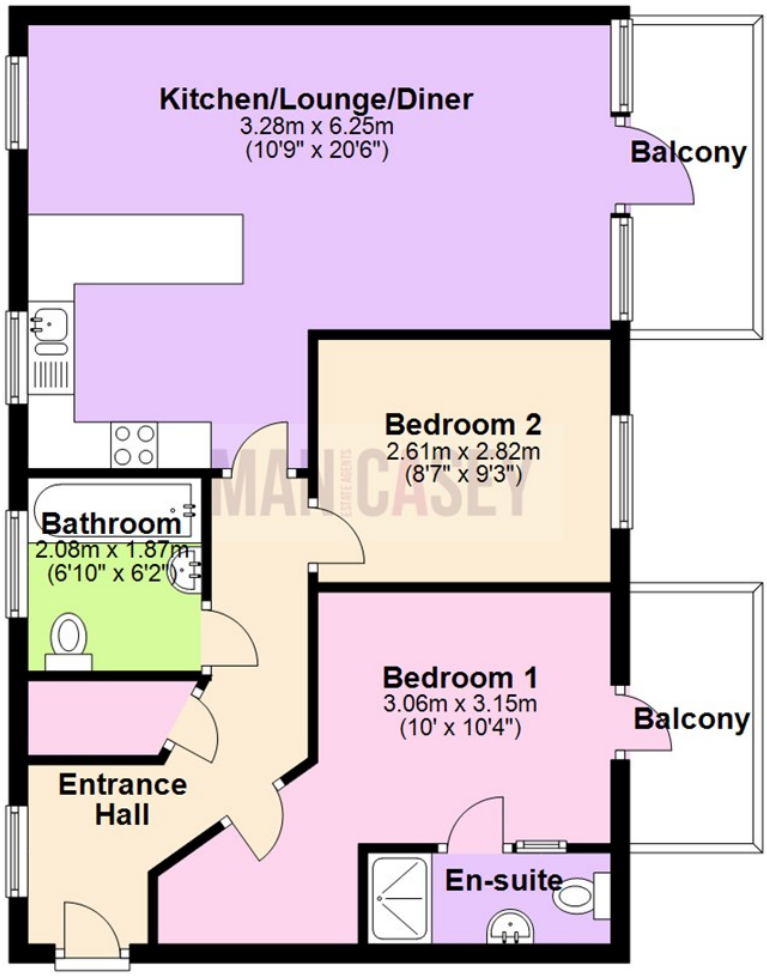
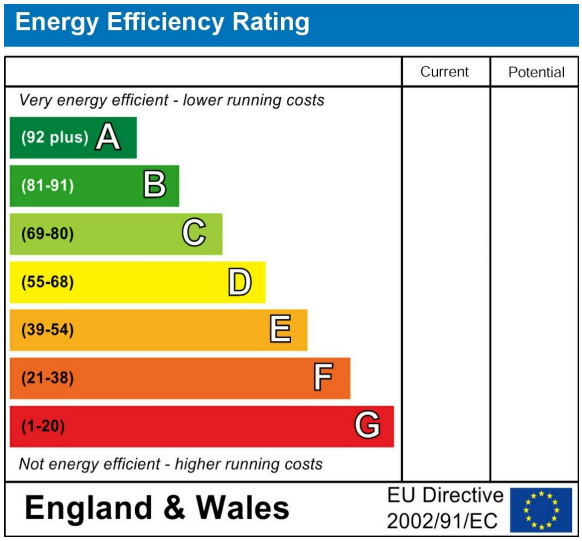
Ground Floor

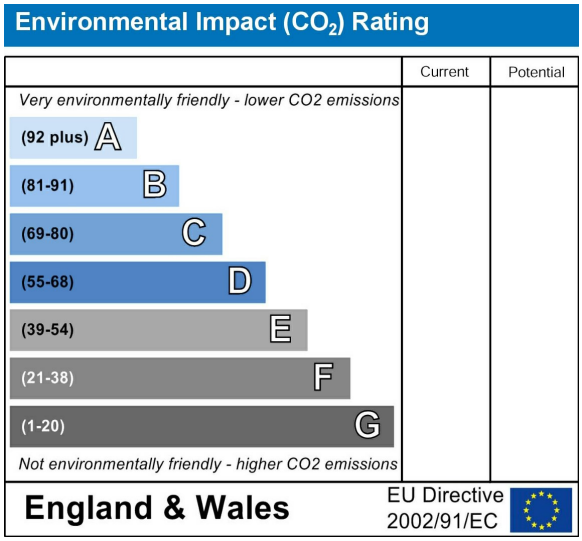
Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 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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