REDMAN CASEY ESTATE AGENTS

11 Angelbank, Horwich, Bolton, BL6 5GX

Offers In The Region Of £105,000

Superbly presented two bedroom top floor apartment situated on this highly popular residential development. Offering fantastic access to local amenities and transport networks. two beds, Large lounge open plan diner, fitted kitchen, four piece bathroom suite, communal gardens and allocated parking.

- Superbly Presented
- Four Piece Jack & Jill Bathroom
- Fitted Kitchen
- Two Generous Bedrooms
- Spacious Lounge Diner
- EPC Rating C

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

Stunning two bedroom second floor apartment in fantastic condition throughout. This is rare opportunity to purchase a competitively priced 2 bedroom apartment. The property has been redecorated throughout and comprises:- Entrance hall, large lounge area open plan to dining room, Well equipped fitted kitchen, spacious Jack and Jill four piece bathroom suite with access from the main bedroom and entrance hall. Two generous bedrooms. Access to loft space with ample storage. Outside there are communal gardens with allocated parking area and visitor parking. Viewing is highly recommended to appreciate this fantastic apartment, don't miss out on this chance to purchase a superb property.

Communal Entrance Hall
Intercom controlled entrance door leads to stairs to second floor.

Entrance Hall
Radiator, laminate flooring, door to Jack and Jill bathroom, door to:

Lounge 14'4" x 10'9" (4.37m x 3.28m)
PVCu double glazed window to front, double radiator, two wall lights, open plan to:

Dining Room 9'2" x 7'9" (2.79m x 2.36m)
PVCu double glazed window to rear, double radiator, laminate flooring, open plan to:

Kitchen 8'8" x 7'1" (2.64m x 2.16m)
Fitted with a matching range of modern beech effect base and eye level units with under lighting, drawers, cornice trims and contrasting worktop space over, wine rack, 1 & 1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splash backs, wall mounted concealed combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, PVCu double glazed window to rear, laminate flooring.

Bedroom 1 11'10" x 11'7" (3.61m x 3.53m)
PVCu double glazed window to front, radiator. Access to Jack and Jill Bathroom

Bedroom 2 8'11" x 8'8" (2.72m x 2.64m)
PVCu double glazed window to rear, radiator.

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Jack and Jill Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower over and low-level WC, half height ceramic tiling to all walls, extractor fan, shaver point, PVCu frosted double glazed window to front, double radiator.

Outside
Communal front and rear gardens with a variety of mixed plants, shrubs and trees with lawned area and paved paths, allocated car parking space for car.

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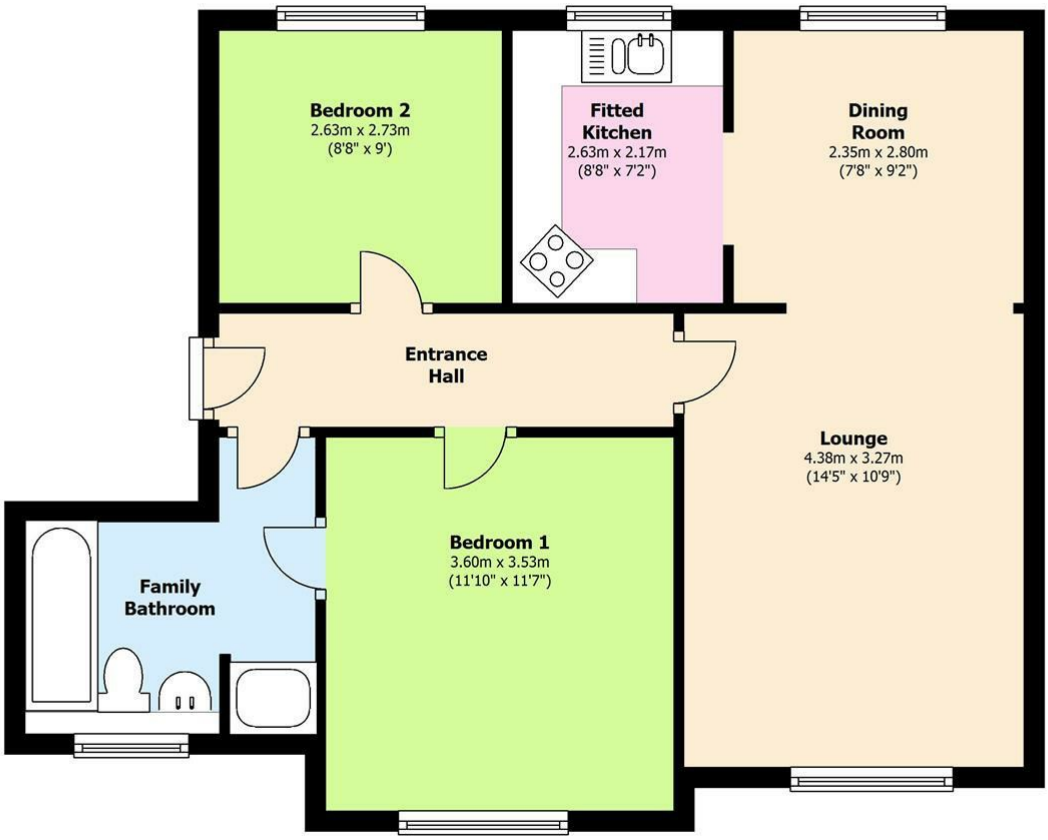
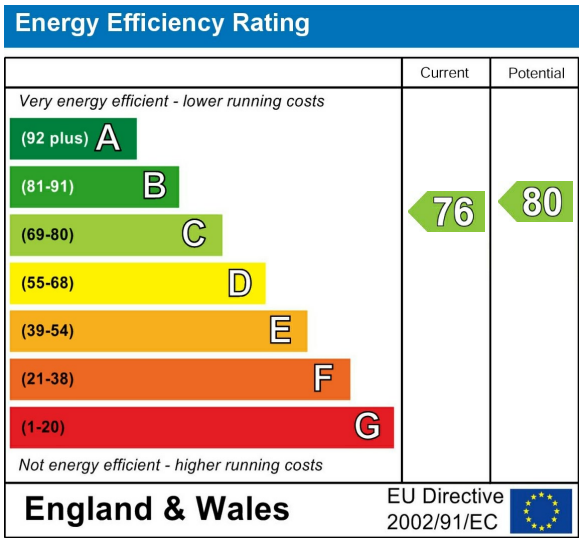
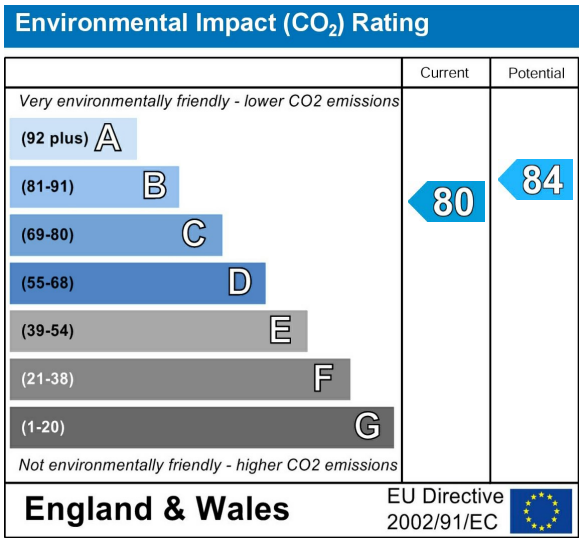
Ground Floor

Approx. 57.8 sq. metres (622.7 sq. feet)



Total area: approx. 57.8 sq. metres (622.7 sq. feet)





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