REDMAN CASEY ESTATE AGENTS

186 Crown Lane, Horwich, BL6 7QX

£154,950

wo bedroom mid terraced charming property with many original features. Situated in a highly desirable residential location close to local schools, shops, local amenities including rail links and Rivington Country Park, recently installed kitchen and bathroom and benefitting from gas central heating, double glazing, small garden to front and courtyard garden to rear. This spacious property is in excellent condition and viewings are highly recommended to appreciate the condition and all that is on offer.

- Well Presented Mid Terraced
- Modern Fitted Kitchen
- Gas Central Heated and Double Glazed
- EPC Rating D
- 2 Reception Rooms
- Four Piece White Bathroom Suite
- No Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom mid terraced property. This charming well presented property has many original features which give it a warm homely feeling. The property comprises:- Inner porch, hallway, lounge, dining room, modern fitted kitchen with built in appliances. To the first floor there are two double bedrooms and a four piece family bathroom. To the outside there is a small front garden and a fully enclosed rear courtyard garden with patio seating area. The property also benefits from storage, gas central heating, double glazing and a brick built garden shed. Situated in a great and popular residential location close to schools, shops, local amenities, Rivington Country Park and the rail way station within easy walking distance. Viewings are highly recommended to appreciate all that is on offer, the location, condition and to avoid disappointment.

Vestibule
Laminate flooring, picture rail, coving to ceiling, uPVC double glazed entrance door, door to:

Entrance Hall
Stairs to first floor landing, door to:

Lounge 11'9" x 10'0" (3.58m x 3.05m)
UPVC double glazed window to front, radiator, laminate flooring, two wall lights, coving to ceiling.

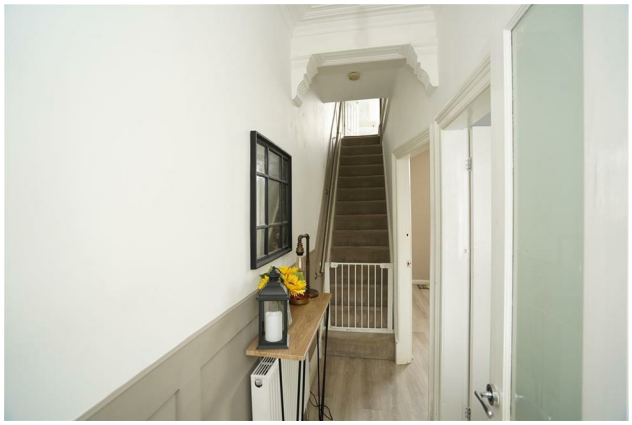
Sitting Room 12'10" x 10'11" (3.92m x 3.33m)
UPVC double glazed window to rear, radiator, laminate flooring, door to:

Kitchen 9'9" x 6'9" (2.98m x 2.05m)
Fitted with a matching range of base and eye level units with complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, uPVC double glazed window to side, laminate flooring, uPVC double glazed door to garden.

Landing
Door to:

Bedroom 1 11'9" x 13'9" (3.57m x 4.19m)
UPVC double glazed window to front, radiator.

Bedroom 2 12'11" x 8'4" (3.93m x 2.53m)
UPVC double glazed window to rear, radiator, laminate flooring.



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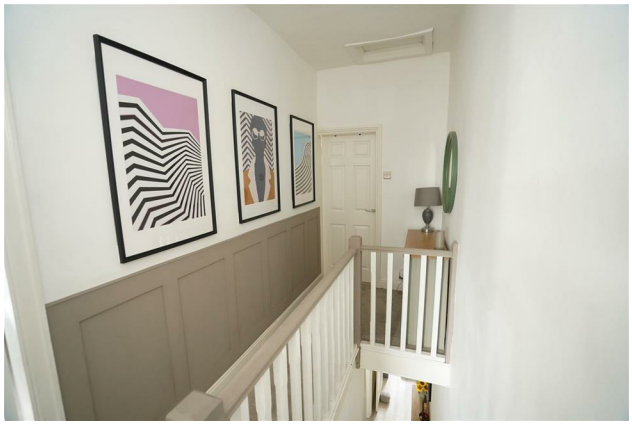
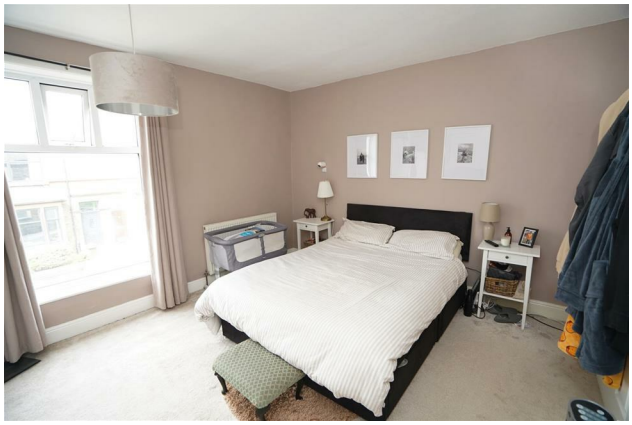
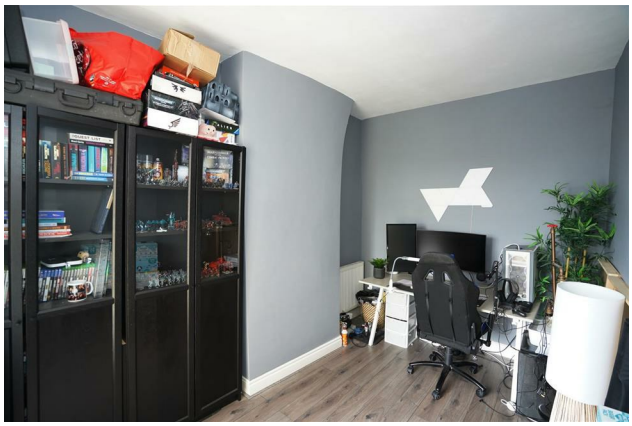
Bathroom
Fitted with four piece modern white suite comprising deep p shaped panelled bath, inset wash hand basin in vanity unit with cupboards and drawers, mixer tap and tiled splashback, tiled shower cubicle and low-level WC, half height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, laminate flooring.

Outside
Front garden, enclosed by dwarf wall to front and sides with gravelled area, paved leading to front entrance door.
Rear, enclosed by brick wall and timber fencing to rear and sides with mature flower and shrub borders, rear gated access, paved sun patio, brick-built shed.







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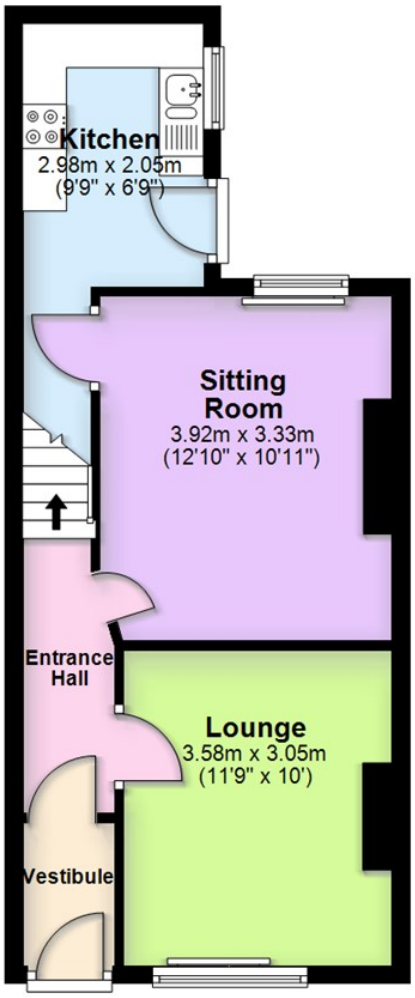
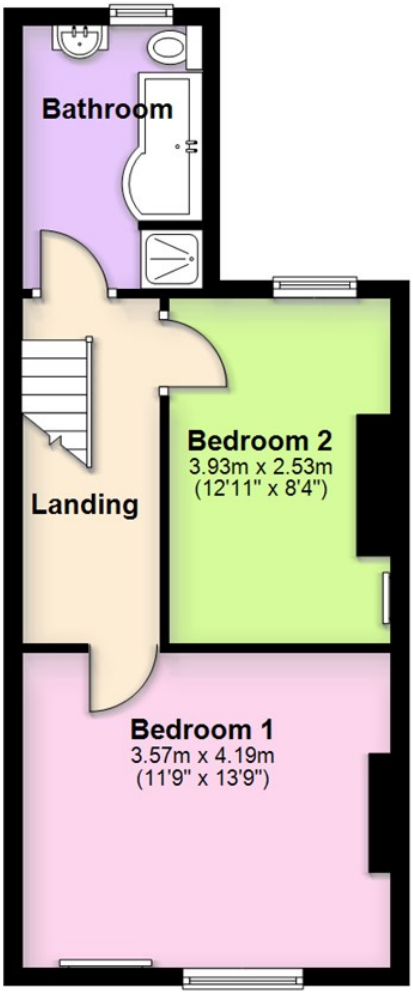
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



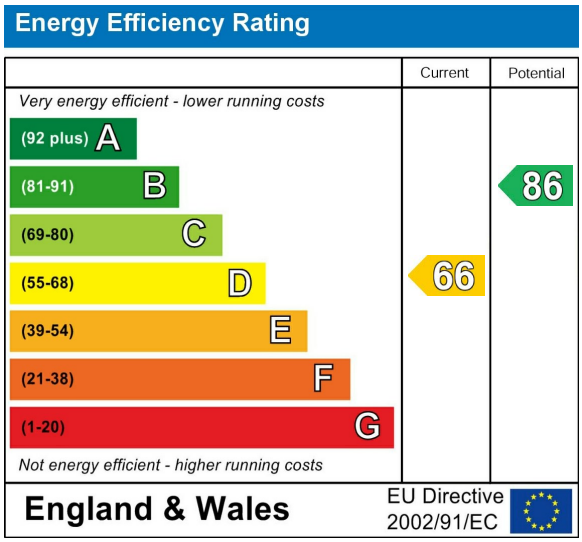
First Floor

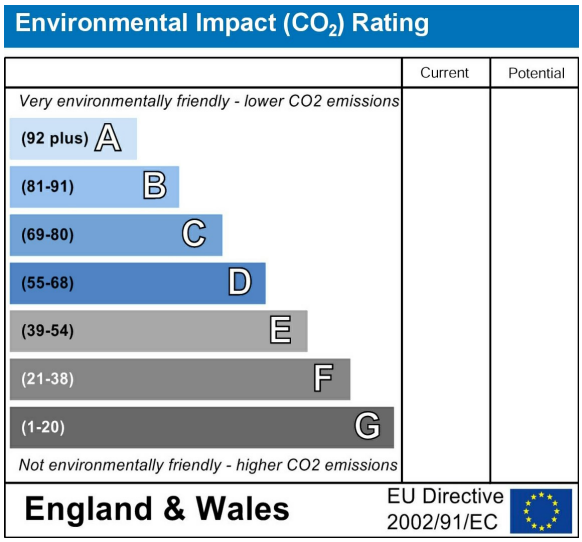
Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.4 sq. metres (822.0 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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