REDMAN CASEY ESTATE AGENTS

12 Mount Pleasant Street, Horwich, Bolton, Lancashire, BL6 6LD

Offers Around £179,000

Fully modernised 2 bedroom mid terraced property, situated in a great residential location with easy access to local schools, shops and all amenities including Rail and motorway links. This property benefits from double glazing, gas central heating, large garden to rear with added benefit of off road parking. We strongly recommend viewing to appreciate all that is on offer to avoid disappointment.

- Two Bedroom
- Extended To Rear
- Off Road Parking
- Double Glazing
- Recently Modernised
- Large Garden Area To Rear
- Gas Central Heating
- Viewing Recommended

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Fully modernised extended two bedroom mid terraced. Situated in a popular residential location close to rail and motorway links, schools, shops and all amenities. The property comprises Entrance Porch, lounge extended kitchen diner, to the first floor there are two double bedroom with fitted robes and a family bathroom. The outside has a small enclosed garden to the front and a large enclosed garden to the rear with off road parking via double wooden gates. The property also benefits from double glazing, gas central heating covered patio seating area. This property is highly recommended to view to appreciate all that is on offer and avoid disappointment.

Inner Porch
Door to:

Lounge 16'10" x 13'2" (5.14m x 4.02m)
UPVC double glazed window to front, ornamental gas open fire set in chimney breast, double radiator, door to:

Kitchen/Dining Room 14'2" x 13'2" (4.32m x 4.02m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single and mixer tap, built-in fridge/freezer, dishwasher, automatic washing machine and tumble dryer, built-in range, two double radiators, stairs, open plan to:

UPVC double glazed window to rear, uPVC double glazed entrance double door to rear.

Bedroom 1 9'6" x 13'2" (2.90m x 4.02m)
UPVC double glazed window to front, fitted range of wardrobes fitted wardrobe(s) with sliding door, hanging rail, shelving, overhead storage and drawers, Storage cupboard, radiator, two double doors, door to:

Bedroom 2 9'10" x 13'2" (3.00m x 4.02m)
UPVC double glazed window to rear, fitted range of wardrobes fitted wardrobe(s) with sliding, hanging rails, shelving, overhead storage and drawers, Storage cupboard, double radiator, two double doors.

Landing
Stairs, door to:

Bathroom
Fitted with four piece suite comprising corner panelled bath with independent separate shower, mixer tap and glass screen, vanity wash hand basin with base cupboard, storage under, drawers and mixer tap and close coupled WC, tiled surround, heated towel rail, extractor fan, mirrored cabinet.

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Outside Front
Small enclosed garden area with mature planting and decorative stone.

Rear Outside Space
Large enclosed garden area with covered patio seating area, mature planting area with artificial lawn, garden shed and double door allowing off road parking to rear.

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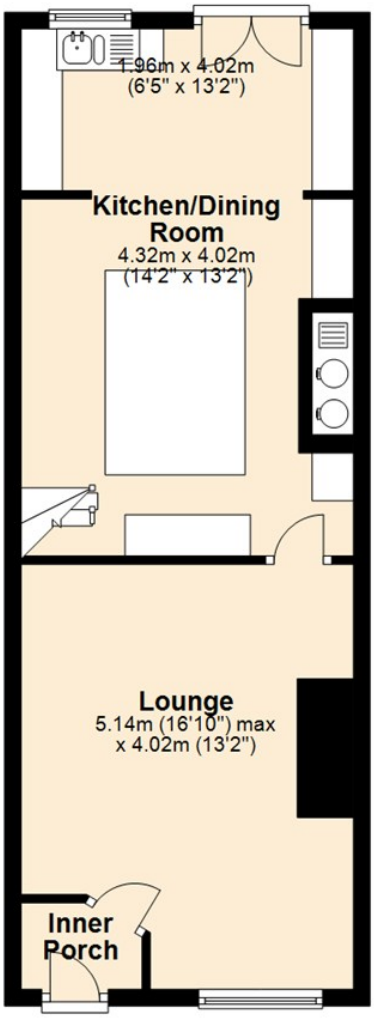
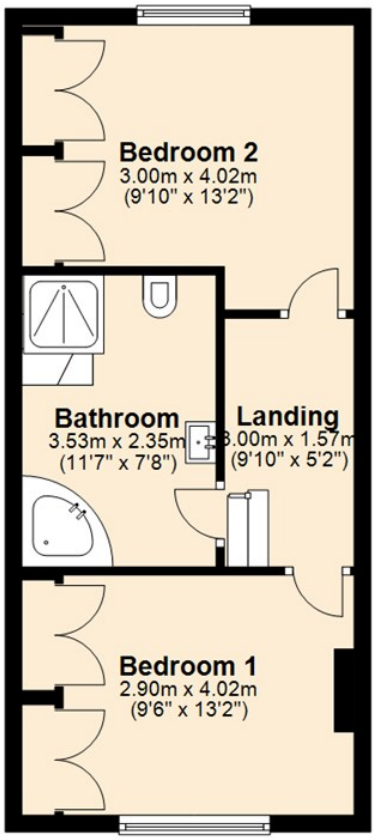
Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor

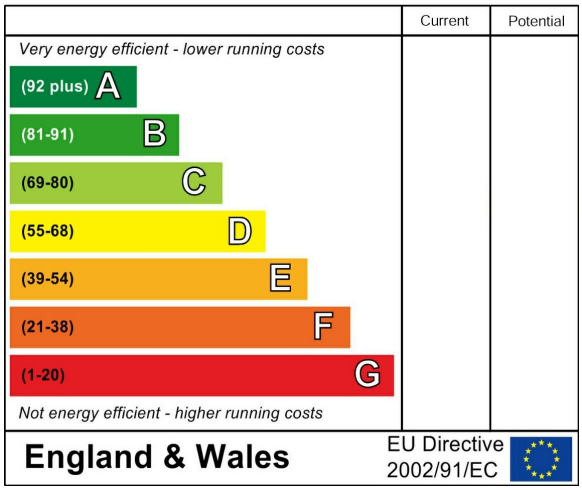
Approx. 38.6 sq. metres (415.6 sq. feet)



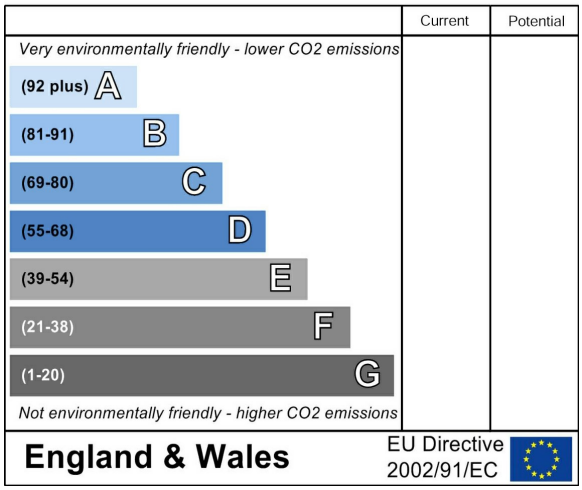
Total area: approx. 85.2 sq. metres (917.6 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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