REDMAN CASEY ESTATE AGENTS

190 Station Road, Blackrod, Bolton, Greater Manchester, BL6 5JE

Offers In The Region Of £130,000

Investment opportunity with this deceptively spacious 2 bedroom mid terraced property offering excellent accommodation with the potential to convert to 3 beds if required. The house benefits from gas central heating and double glazing along with two reception rooms and kitchen, two large bedrooms and spacious bathroom, courtyard garden to rear with small front garden easy access to transport links. The property is currently tenanted. Viewing is essential to appreciate all that is on offer.

- Two Double Bedrooms
- Currently Let at £475 pcm
- Ideally Located for Transport
- Two Reception Rooms
- Deceptively Spacious
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities and transport networks this deceptively spacious mid terraced property offers excellent accommodation which comprises @- Porch, lounge, dining room, kitchen. To the first floor there are two double bedrooms (option to convert to 3) and a large bathroom. Outside there is a small garden to the front and a courtyard garden to the rear. The property is currently let to tenants that have been in a number of years at a rent of £475 pcm.

Porch
Entrance door, door to:

Lounge 12'9" x 14'2" (3.88m x 4.31m)
UPVC double glazed bay window to front, fireplace set in timber surround and marble effect inset and hearth, double radiator, double door to:

Sitting Room 14'0" x 14'2" (4.27m x 4.31m)
UPVC double glazed window to rear, Exposed brick chimney breast, double radiator, stairs to first floor landing, door to:

Kitchen 10'5" x 7'7" (3.17m x 2.31m)
Base and eye level cupboards with worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, built-in electric fan assisted oven, four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, door.

Landing
Door to:

Bedroom 1 12'9" x 14'2" (3.89m x 4.31m)
UPVC double glazed window to front, radiator.

Bedroom 2 14'2" x 8'6" (4.32m x 2.58m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece coloured suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, double radiator.

Outside
Front garden, dwarf stone wall and fencing to front and sides with paved pathway leading to front entrance door and flower and shrub borders.
Rear gardens, enclosed by brick wall rear and sides, rear gated access, paved sun patio.

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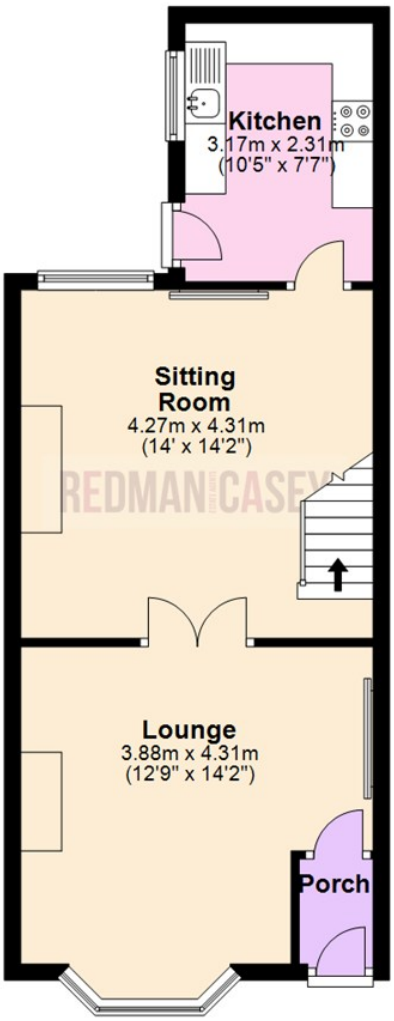
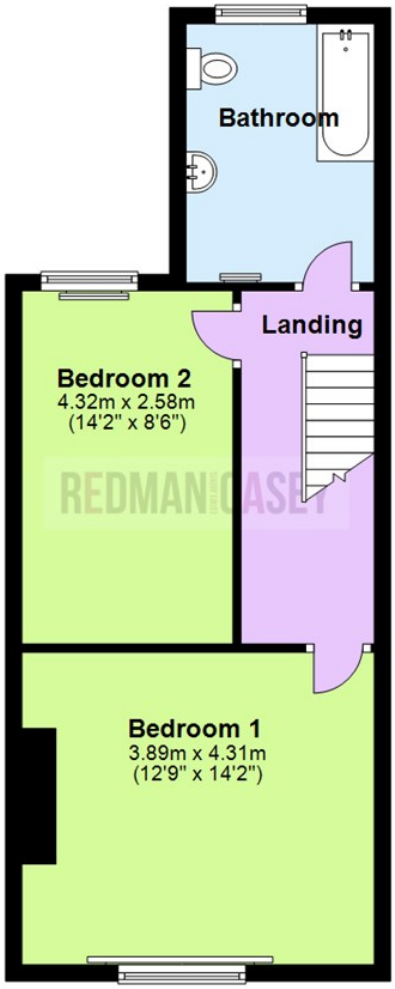
Ground Floor
Approx. 43.4 sq. metres (466.9 sq. feet)

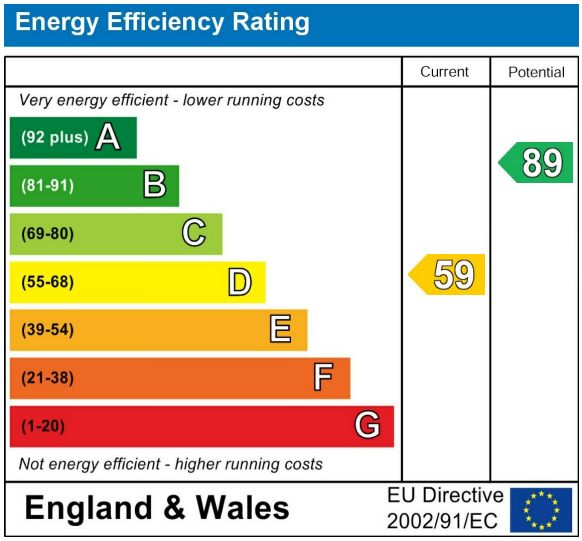


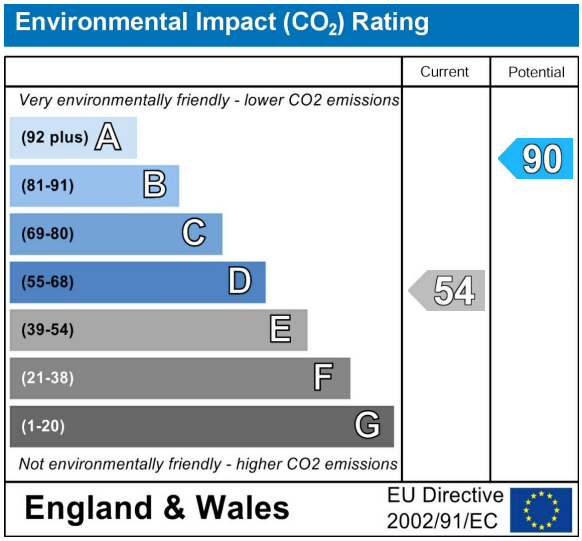
First Floor
Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 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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