REDMAN CASEY ESTATE AGENTS

46 Thirlmere Street, Leigh, Greater Manchester, WN7 4DX

Offers In The Region Of £95,000

Two double bedroom mid terraced ideally located for access into Leigh town centre offering excellent sized accommodation with two reception rooms, kitchen two double bedrooms and bathroom. Outside to the rear is a small enclosed courtyard garden, Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession the property also benefits from gas central heating and double glazing.

- Mid Terraced Property
- 2 Double Bedrooms
- No Chain
- Ideal Buy To Let
- Council Tax Band A
- 2 Reception Rooms
- White Bathroom Suite
- Vacant Possession
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of all local amenities, shops and schools is this two bedroom mid terrace property that would be ideal for a couple of small family. The property has recently been decorated throughout with new carpets downstairs. It comprises of lounge, dining room, fitted kitchen, to the first floor there are two double bedrooms and bathroom with modern white three piece suite. Outside there is an enclosed yard with gated access. The property benefits from gas central heating and double glazing. On Street parking is available. Ideal buy to let with potential rental of £650 pcm

Porch
UPVC double glazed entrance door, door to:

Lounge 13'3" x 14'5" (4.04m x 4.40m)
UPVC double glazed window to front, radiator, door to:

Dining Room 14'5" x 13'6" (4.40m x 4.12m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, wall mounted gas combination boiler serving heating system and domestic hot water serving domestic hot water, stairs to first floor landing, open plan, door to:

Kitchen 7'1" x 5'10" (2.16m x 1.77m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring ceramic hob with extractor hood, uPVC double glazed window to side, uPVC double glazed to rear.

Landing
Door to:

Bedroom 1 10'1" x 15'1" (3.07m x 4.60m)
UPVC double glazed window to front, radiator.

Bedroom 2 17'7" x 6'9" (5.36m x 2.05m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, tiled splashback and ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear, door to:

Outside
Rear enclosed by brick wall to rear and sides, concrete hard standing courtyard, rear gated access.

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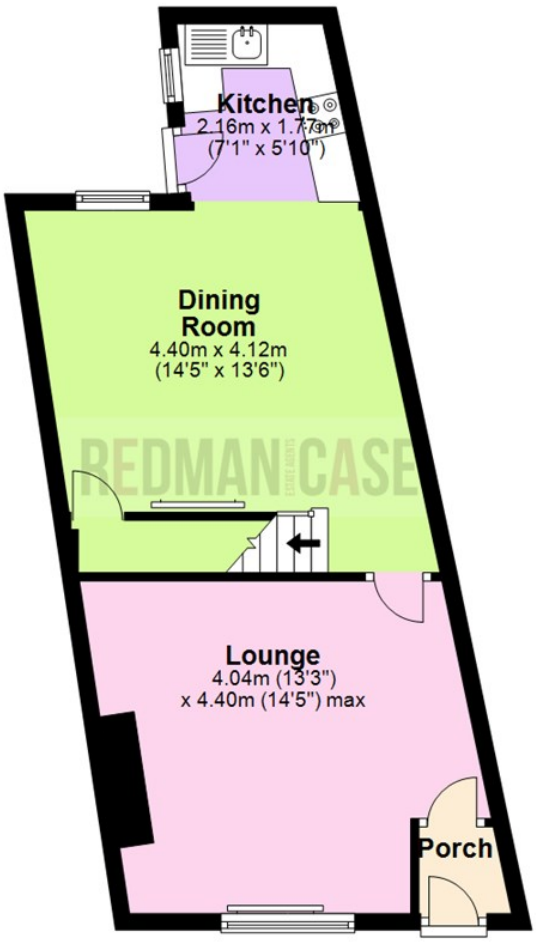
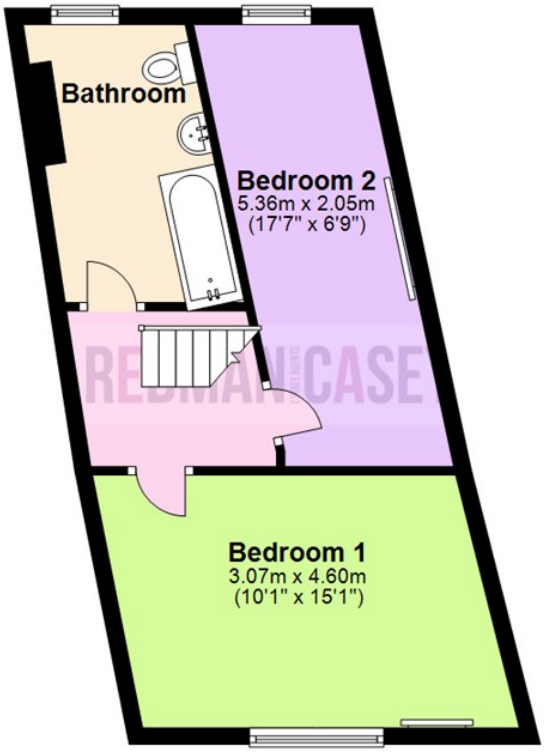
Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



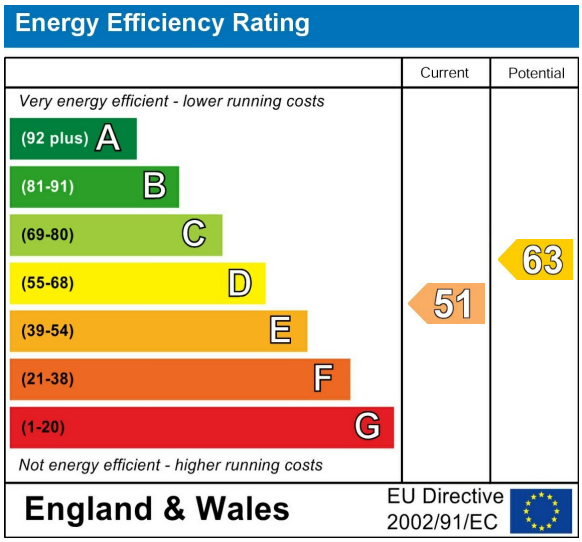
First Floor

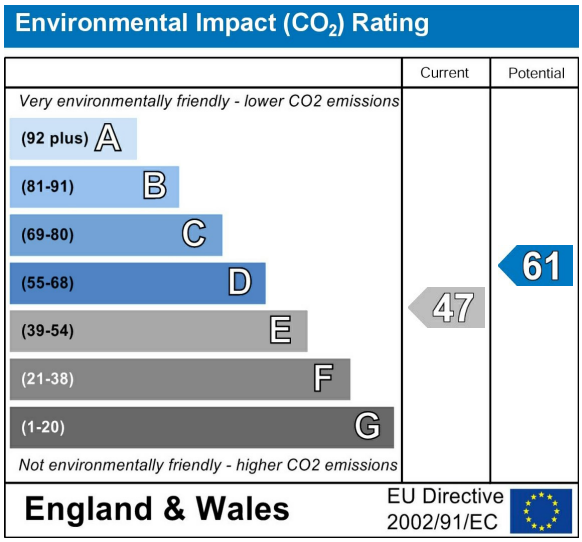
Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 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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