REDMAN CASEY ESTATE AGENTS

69 Chorley New Road, Horwich, Bolton, Lancashire, BL6 7QA

£160,000

Three bedroom mid terraced property, being sold with vacant possession and no onward chain. This property is situated in a great residential location close to local shops, schools, local amenities, rail and road links and close to Rivington Country Park. Superbly located and sold with vacant possession on completion and no onward chain viewing highly recommended.

- Three Bedroom
- No Chain
- Cellar
- Double Glazing
- Vacant Possession On Completion
- Two Reception Rooms
- Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three bedroom mid terraced property in a popular location, situated close to local shops, schools, amenities, road and rail links and close to Rivington Country Park. The property comprises:- Entrance vestibule, lounge, dining room kitchen, to the first floor there are three bedrooms and a family bathroom, cellar with power full height. To the outside there is a small front garden apace and a rear yard that has patio seating area. Benefiting from double glazing and gas central heating. This property is sold with vacant possession on completion and no onward chain. Viewing is highly recommended to appreciate the space, location, and condition of the property and to avoid disappointment.

Entrance Vestibule 2'9" x 3'5" (0.84m x 1.03m)
Door to:

Lounge 15'0" x 15'0" (4.57m x 4.57m)
UPVC double glazed bay window to front, electric fire set in brick built surround, double radiator, door to:

Dining Room 14'9" x 11'8" (4.50m x 3.56m)
UPVC double glazed window to rear, double radiator, door to:

Kitchen 10'5" x 7'7" (3.18m x 2.32m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed entrance door to side.

Cellar 6'7" x 15'0" (2.00m x 4.57m)
Window to front, stairs, open plan.

Bedroom 1 15'10" x 9'9" (4.82m x 2.96m)
UPVC double glazed window to front, radiator.

Bedroom 2 11'1" x 9'9" (3.38m x 2.96m)
UPVC double glazed window to rear, radiator.

Bedroom 3 12'2" x 6'0" (3.72m x 1.82m)
UPVC double glazed window to front, radiator, door to:

Bathroom
Fitted with three piece suite comprising corner bath with shower over and shower curtain and curtain rail, pedestal wash hand basin and low-level WC, full height tiling to two walls, uPVC frosted double glazed window to rear, radiator, door to Storage cupboard.

Landing

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Outside Front
Small enclosed garden area.

Outside Rear
Enclosed rear yard with patio seating area, laid with artificial lawn.

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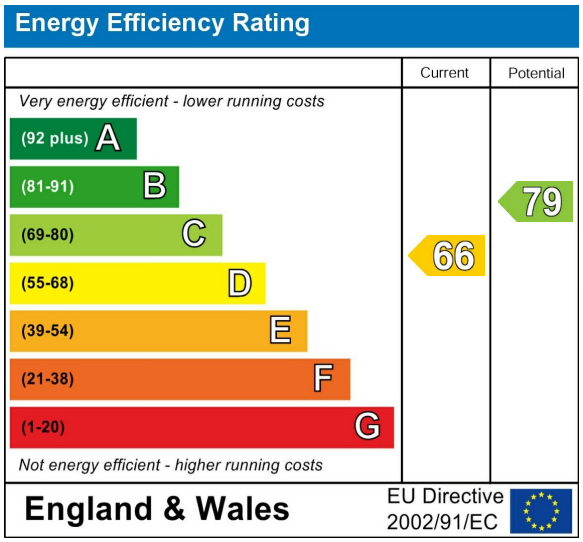
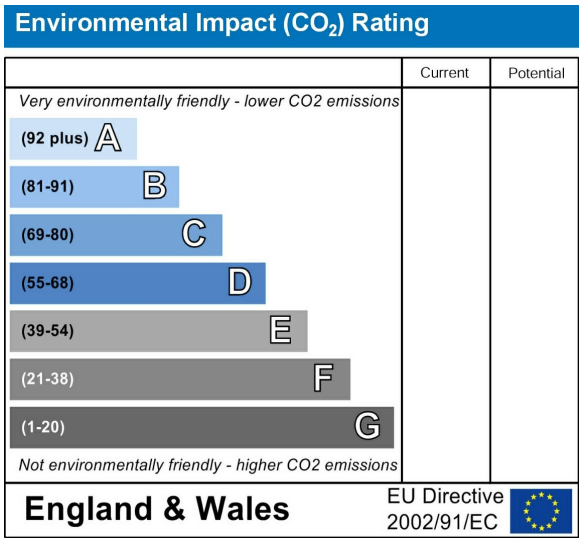
Total area: approx. 118.7 sq. metres (1277.4 sq. feet)

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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