REDMAN CASEY ESTATE AGENTS

13 Duxbury Avenue, Harwood, Bolton, Lancashire, BL2 3HU

Offers In The Region Of £145,000

Superbly presented two bedroom mid town house, well decorated throughout with new carpets, stunning kitchen open plan into sun lounge, garden to rear, Bathroom fitted with a three piece white suite. Located overlooking the park sold with no chain and vacant possession viewing is essential to appreciate the property, ideal first purchase.

- Two Receptions
- No Chain
- Garden to Rear
- Superb Kitchen with Island
- Two Generous Bedrooms
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of amenities shops and transport links this deceptively spacious mid town house offers a great step on tho the property ladder. Offered for sale with no chain and vacant possession the property comprises:- Porch, lounge, fitted kitchen with recently installed base and wall units with built in appliances and island unit, open plan into sun lounge with french doors over looking the rear garden. To the first floor there are two generous bedrooms and bathroom fitted with a three piece white suite. Outside there are gardens to the front and lawned garden with patio to the rear. Internal viewing is essential to appreciate all that is on offer.

Porch
Window to front, window to side, uPVC double glazed entrance door, door to:

Lounge 11'8" x 12'4" (3.56m x 3.76m)
Box window to front, wall mounted living flame effect electric fire, radiator, door to:

Kitchen/Dining Room 15'9" x 12'4" (4.80m x 3.76m)
Fitted with a matching range of modern light grey base and eye level units with complementary worktop space over, matching island unit with drawers storage under, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, ceiling with recessed spotlights, carpeted stairs to first floor landing, open plan to:

Sun Lounge 12'4" x 9'2" (3.76m x 2.80m)
Brick construction with polycarbonate roof, two uPVC double glazed windows to rear, uPVC double glazed french doors to garden.

Landing
Door to:

Bedroom 1 11'11" x 12'4" (3.63m x 3.76m)
UPVC double glazed window to front, radiator, vinyl flooring.

Bedroom 2 15'9" x 6'8" (4.80m x 2.04m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator, ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall and fencing front

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and side, paved pathway steps leading to front entrance door with gravelled area.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area.

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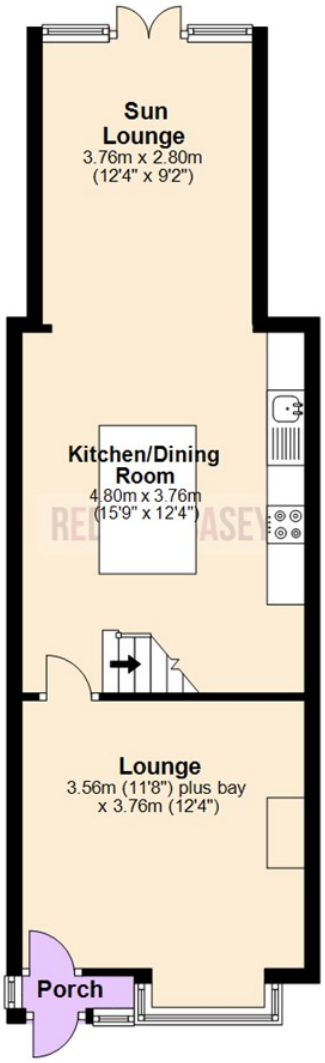
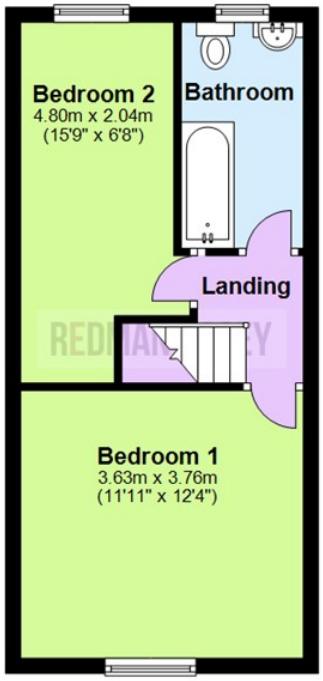
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



First Floor

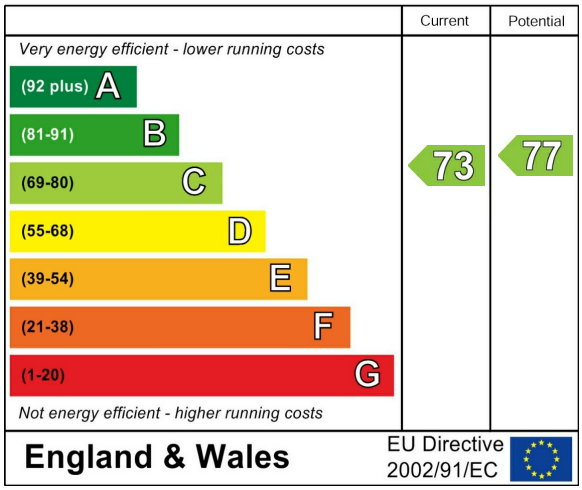
Approx. 32.1 sq. metres (345.1 sq. feet)



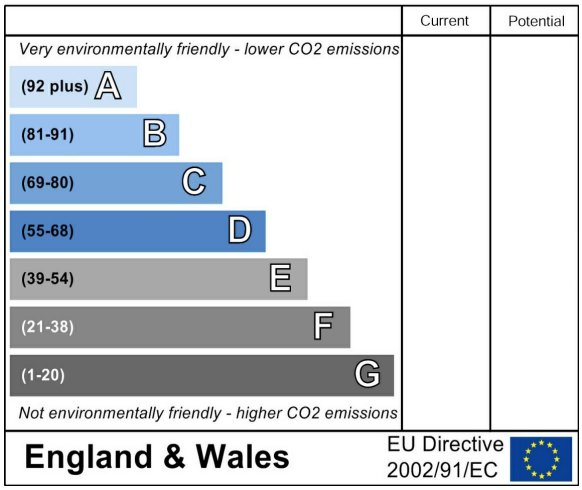
Total area: approx. 75.8 sq. metres (816.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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