REDMAN CASEY ESTATE AGENTS

# 28 St Catherine's Court Richmond Street, Horwich, Bolton, Lancashire, BL6 5QG

## Offers Over £90,000

Delightful ground floor apartment ideally located for access to Horwich town centre , local amenities and rail network. The property boast spacious living accommodation, 2 generous bedrooms, fitted kitchen and bathroom fitted with a three piece suite. Communal gardens and parking. Ideal first purchase or buy to let investment with a gross yield of around 7% previously let at £525 pcm.

- 2 Double Bedrooms
- Fitted Kitchen
- No Chain
- Ideal Buy To Let or First Purchase
- Amenities Nearby
- Spacious Living Accommodation
- Allocated Parking
- Vacant Possession
- Great Location
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Deceptively spacious two double bedrooms ground floor apartment located within easy access of Horwich town centre, local shops and amenities along with Blackrod railway station. The property is sold with no chain and vacant possession and offers a great first purchase or buy to let investment the property was previously let at £525 pcm making a gross yield of around 7% Internally the property comprises :- Communal hallway. entrance hall, lounge, fitted kitchen, two generous bedrooms and bathroom fitted with a three piece white suite. Outside there are communal gardens and allocated parking area. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**
Built-in storage cupboard, radiator, laminate flooring, door to:

**Lounge 10'7" x 15'2" (3.23m x 4.63m)**
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, open plan to:

**Kitchen 10'7" x 10'7" (3.23m x 3.22m)**
Fitted with a matching range of beech effect base and eye level units with drawers, cornice trims and contrasting worktop space, breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring.

**Bedroom 1 10'4" x 11'5" (3.14m x 3.49m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 10'4" x 7'9" (3.14m x 2.36m)**
UPVC double glazed window to front, radiator.

**Bathroom 5'2" x 7'8" (1.57m x 2.34m)**
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, extractor fan, shaver point, uPVC frosted double glazed window to side, radiator.

**Outside**
Communal front garden, enclosed by fencing and mature hedge to front and side with lawned area and paved pathway leading to front entrance door, car parking space for car

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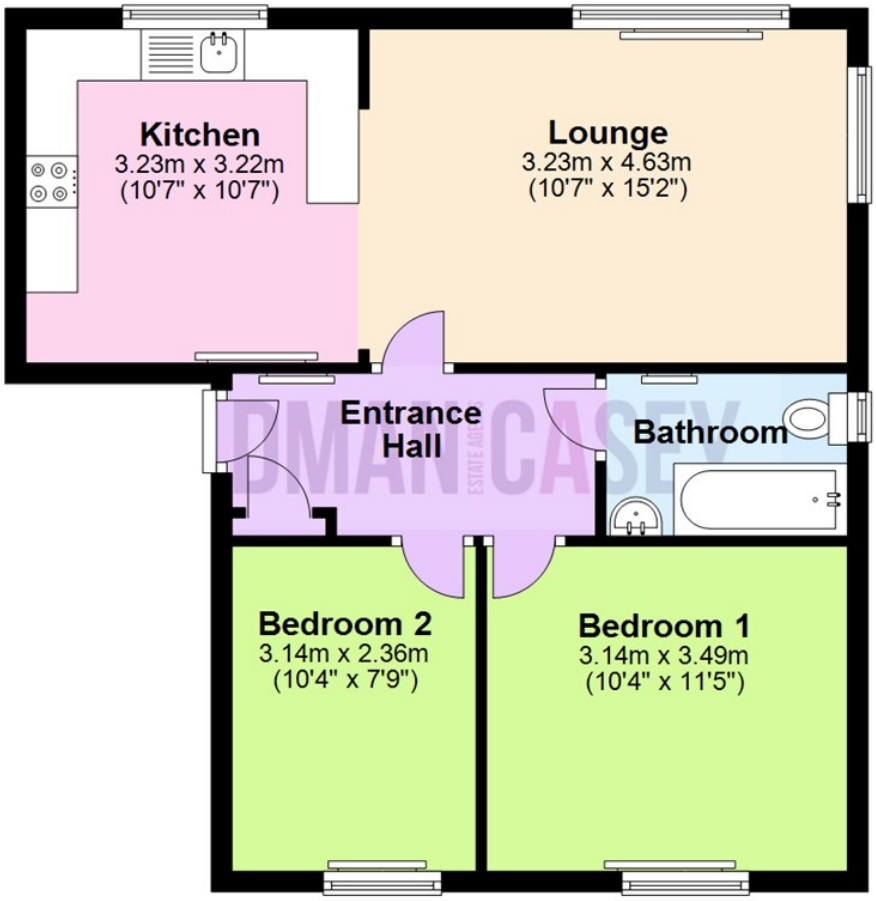
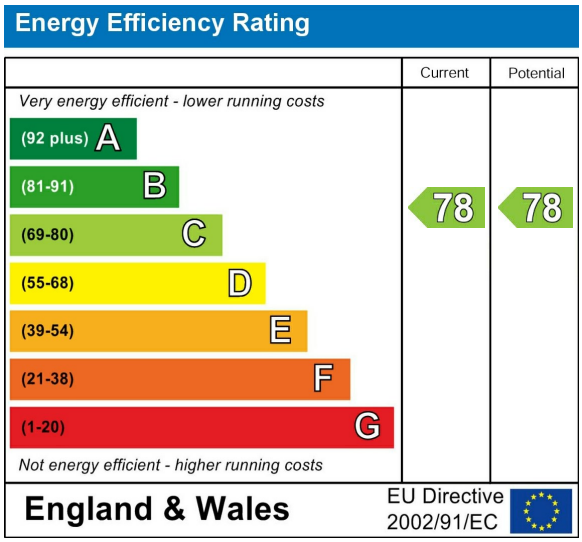
# Ground Floor

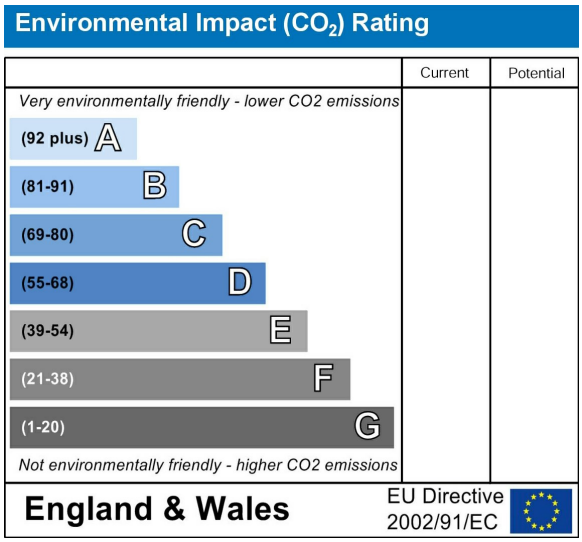
Approx. 55.0 sq. metres (591.5 sq. feet)




## Total area: approx. 55.0 sq. metres (591.5 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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