REDMAN CASEY ESTATE AGENTS

30 Arkwright Street, Horwich, Bolton, Lancashire, BL6 6DP

£128,000

Three bedroom mid terraced property in a popular location, close to local shops, schools, and all local amenities. This property benefits from three bedrooms, and is fully double glazed. Ideal family home in a good residential location viewing is advised.

- Three Bedroom
- Double Glazed.
- No Onward Chain
- Mid Terraced
- Garden Fronted
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom mid terraced property in a popular residential location, close proximity to local shops, schools and a host of local amenities. This spacious three bedroom mid terraced property is sold with vacant possession and no onward chain. The property comprises:- Entrance hall, lounge, dining room, fully fitted modern kitchen. To the first floor there are three bedrooms and a modern bathroom. Garden fronted property fully double glazed. Viewing is advised to appreciate.

Entrance Hall
Door to:

Lounge
UPVC double glazed bay window to front, fitted gas fire set in tiled Adam style surround, sliding door to:

Dining Room 11'5" x 6'7" (3.48m x 2.00m)
UPVC double glazed window to rear, wall mounted gas fire, stairs, door to Storage cupboard.

Storage cupboard.

Landing
Door to:

Kitchen 12'2" x 5'11" (3.70m x 1.80m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, cornice trims and ceramic tiled, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, automatic washing machine, built-in electric fan assisted oven, built-in electric ceramic hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed frosted door to side.

Bedroom 1 14'7" x 8'7" (4.44m x 2.62m)
UPVC double glazed window to front, door to:

Bedroom 2 11'5" x 5'11" (3.47m x 1.80m)
UPVC double glazed window to front.

Bedroom 3 8'7" x 10'6" (2.62m x 3.20m)
UPVC double glazed window to rear.

Bathroom
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside Front
Enclosed garden area enclosed by small wall and entry via garden gate.

Outside Rear
Enclosed rear yard, entrance via wooden garden gate.

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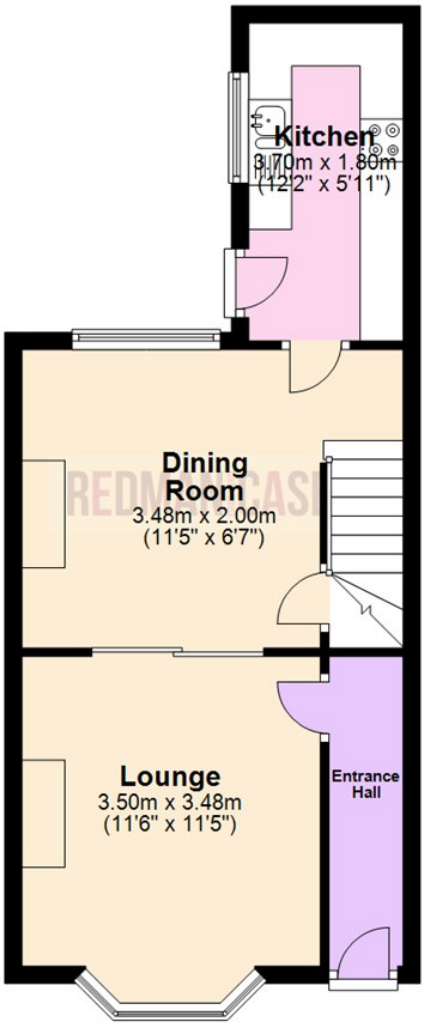
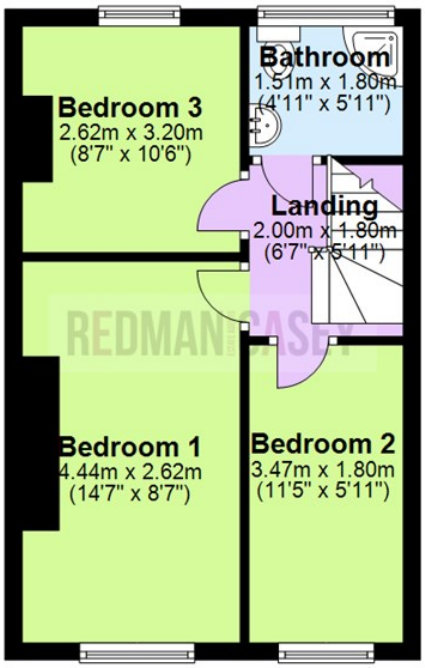
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



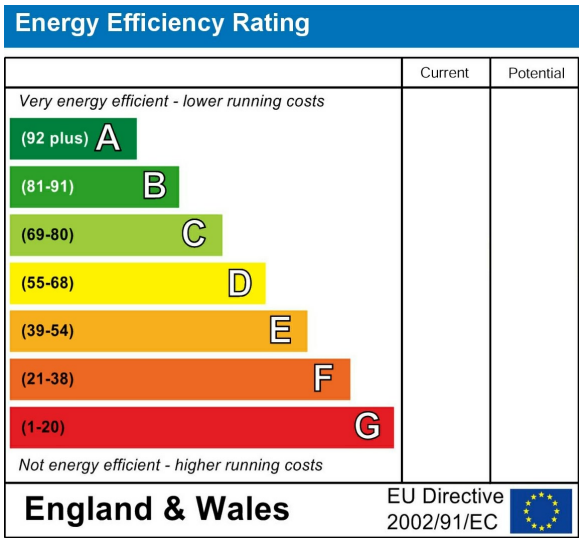
First Floor

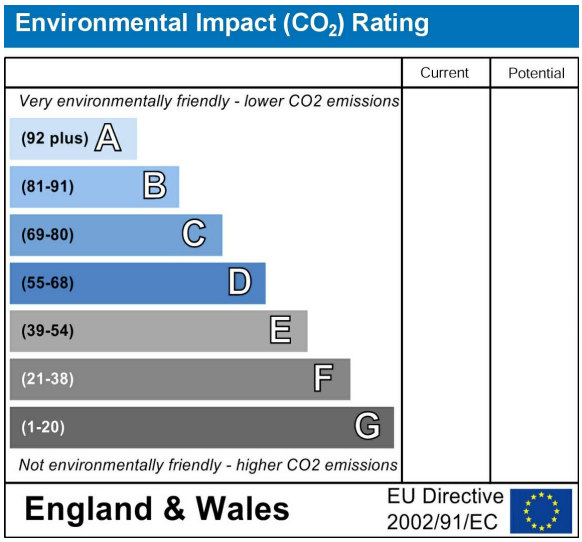
Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.0 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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