REDMAN CASEY ESTATE AGENTS

59 Mary Street East, Horwich, Bolton, BL6 7JS

£125,000

Three bedroom terraced property in a very popular residential location. This spacious home is close to local shops, schools and all local amenities. With views from the front over the iconic Rivington Pike. This property also benefits from double glazing, gas central heating, large rear garden space which offers off road parking. Sold with vacant possession and no onward chain this is a must to view to appreciate all that is on offer.

- Three Bedroom
- Gas Central Heating
- Garden Space to Rear
- Vacant Possession.
- Council Tax A
- Terraced
- Double Glazing
- No Onward Chain
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Three bedroom terraced property in a very popular residential location with views of the iconic Rivington Pike From the front. Close top all local amenities, shop, schools and Rivington. The property comprises:- Porch, lounge, kitchen diner, to the first floor there are three bedrooms and a family bathroom. To the outside at the front there is a small garden area and a large garden area to the rear offering the opportunity for off road parking. Benefits from gas central heating, double glazing and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate all that is on offer.

Porch
UPVC double glazed window to front, two uPVC double glazed windows to side, uPVC double glazed frosted entrance door to:

Hallway
Double radiator, stairs, door to:

Lounge 10'5" x 13'4" (3.17m x 4.06m)
UPVC double glazed window to front, wall mounted electric fire, double radiator.

Kitchen/Diner 6'11" x 16'4" (2.10m x 4.97m)
Fitted with a matching range of base and eye level units with drawers and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted cooker, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, double radiator, uPVC double glazed frosted entrance door to rear, door to Storage cupboard.

Storage cupboard.

Bedroom 1 9'11" x 9'5" (3.03m x 2.86m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 7'8" x 9'5" (2.34m x 2.86m)
UPVC double glazed window to rear, radiator.

Bedroom 3 6'9" x 6'10" (2.06m x 2.08m)
UPVC double glazed window to front, radiator.

Bathroom
UPVC frosted double glazed window to rear, radiator.

Landing
Door to:

Outside Front
Small garden area.

Outside Rear
Enclosed rear garden with paved patio seating area mature shrubbery and plants, garden shed.

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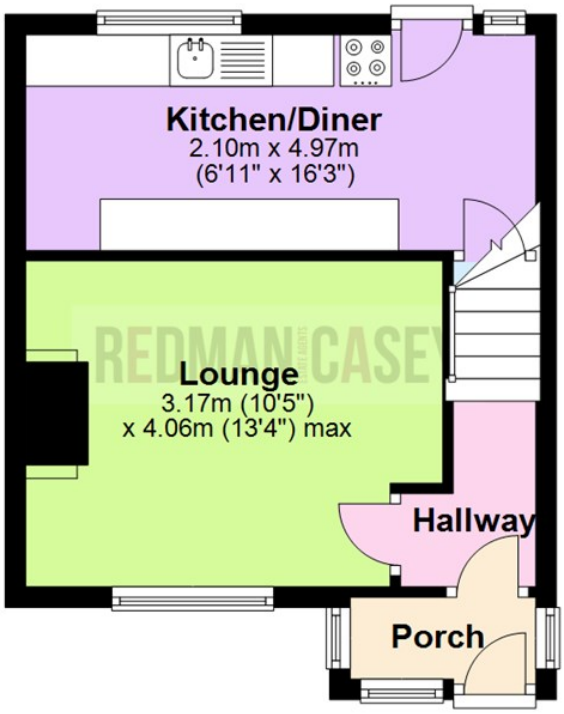
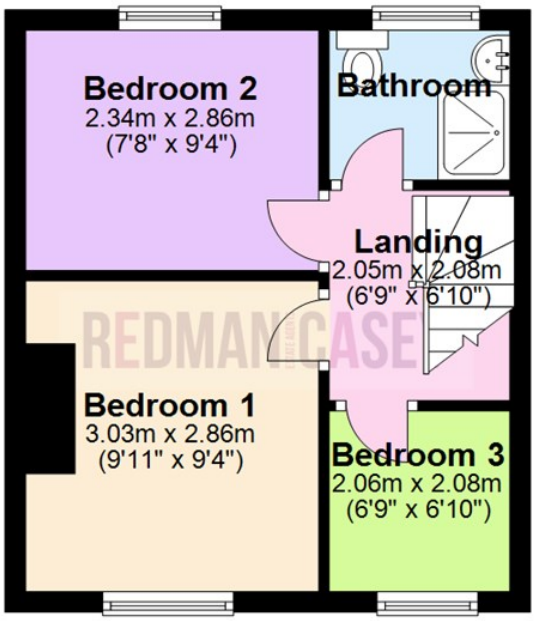
Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



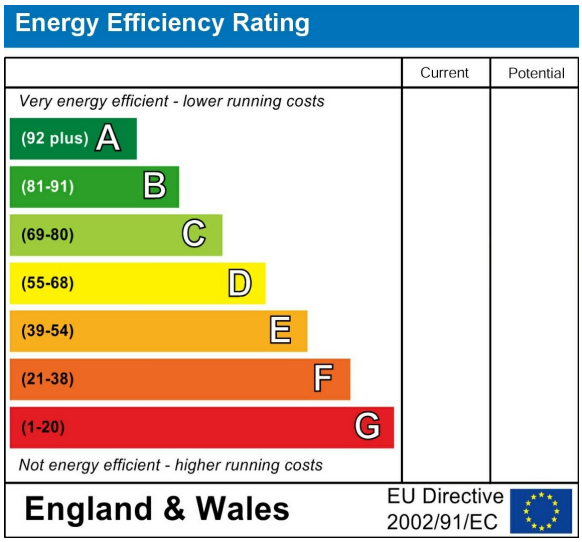
First Floor

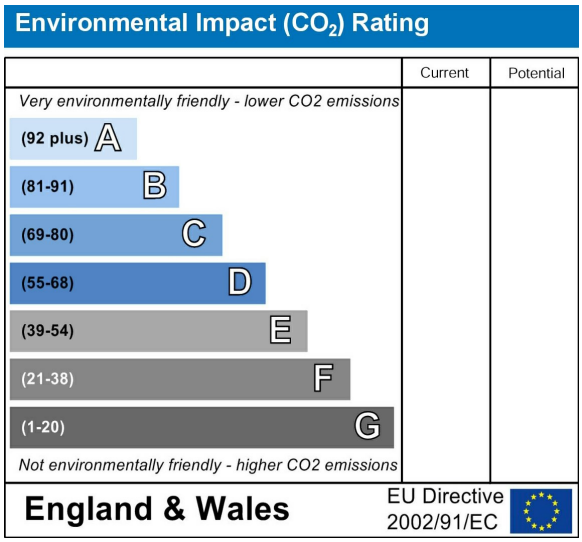
Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 56.4 sq. metres (607.2 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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