REDMAN CASEY ESTATE AGENTS

# 10 Tredgold Street, Horwich, Bolton, Lancashire, BL6 5PT

## Offers In The Region Of £105,000

Ideal first time or buy to let opportunity to purchase this mid terraced home offered with no onward chain. Lounge, kitchen diner, landing providing access to two bedrooms and a three piece bathroom, low maintenance patio to the rear, close to amenities, transport and commuting links and local schooling. Gas centrally heated double glazed windows, early viewing essential to fully appreciate.

- No chain
- Good Decorative Order
- Lounge & Kitchen Diner
- Two Bedrooms
- Close To Amenities
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Tredgold street this mid terraced residence offered with no onward chain and offered in good decorative order throughout and ideally would suit a first time buyer or buy to let investor. The property briefly comprises, lounge, kitchen diner, two bedrooms and a three piece bathroom suite. Externally a low maintenance patio with further features including gas central heating and double glazed windows. The property is located within easy reach to both Middlebrook retail park and the village centre of Horwich. Train station, bus routes and motorway access is to hand along with regarded schools. Internal inpsection is highly recommended to fully appreciate.

**Lounge 10'10" x 11'8" (3.30m x 3.56m)**
Double glazed window to the front aspect, wall mounted radiator, power points, door leads to kitchen diner.

**Kitchen/Diner 14'2" x 11'8" (4.32m x 3.56m)**
Access from the lounge to kitchen diner fitted with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset single drainer sink, integrated oven with hob over and extractor, plumbed for washing facilities, laminate flooring, wall mounted radiator, door to rear, double glazed window to rear, wall mounted central heating boiler, stairs rise to upper level.

**Landing**
Stairs rise to first floor landing, doors lead to further accommodation.

**Bedroom 1 11'5" x 11'8" (3.48m x 3.56m)**
Good sized double room with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window.

**Bedroom 2 7'7" x 11'8" (2.30m x 3.56m)**
Accessed from the landing with double glazed window, power points, wall mounted radiator.

**Bathroom**
Three piece suite with panelled bath, low level W.C., pedestal mounted vanity wash basin, partial tiled elevations, storage cupboard.

**Outside**
Area to front bordered by brick wall.

Low maintenance flagged area to the rear with traditional borders.

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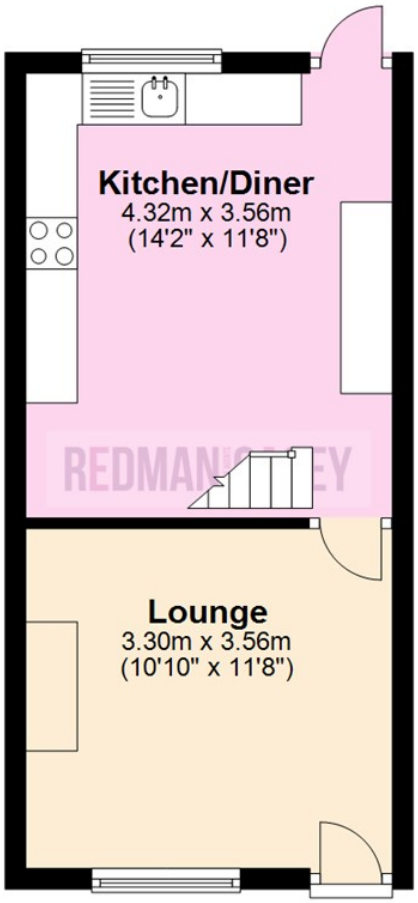
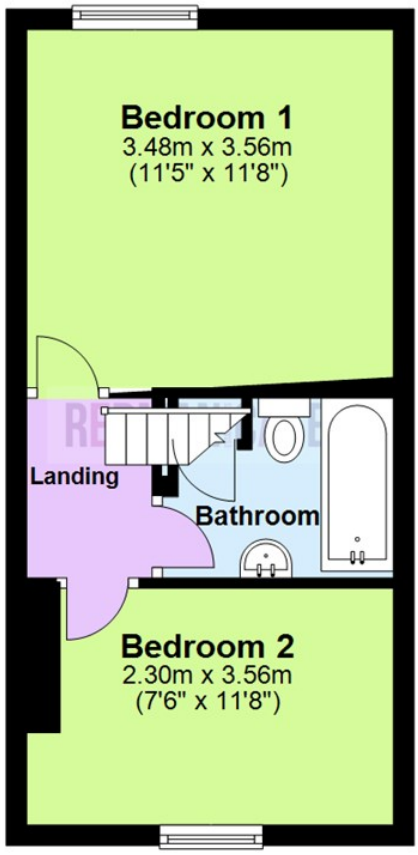
## Ground Floor

Approx. 27.5 sq. metres (295.5 sq. feet)




## First Floor

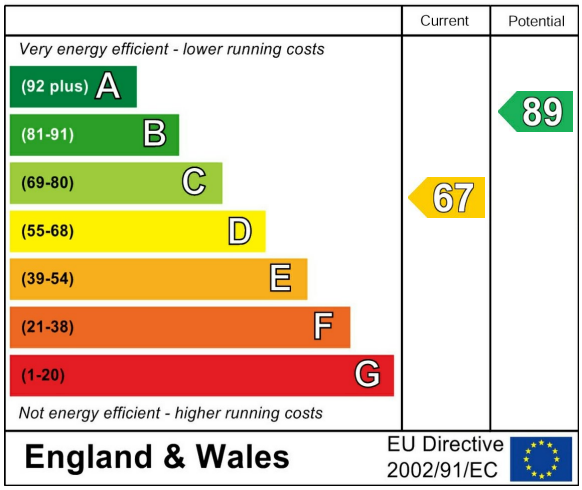
Approx. 27.5 sq. metres (295.5 sq. feet)



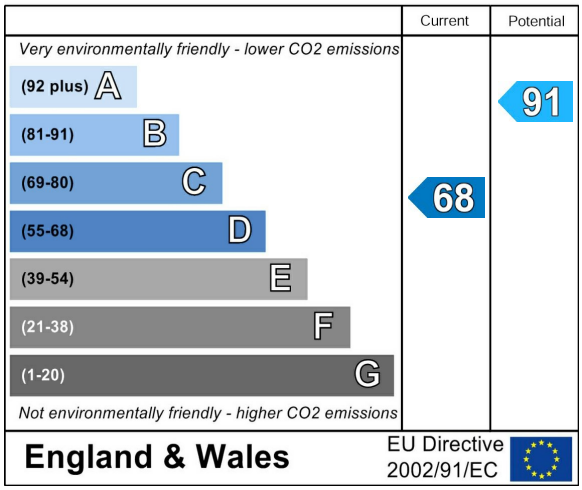

**Total area: approx. 54.9 sq. metres (591.0 sq. feet)**

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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