

25 Heather Close, Horwich, Bolton, BL6 7TT



## Offers Around £170,000

Two bedroom semi detached property in a great residential location close to Horwich town centre, schools, local shops and amenities. benefits from double glazing, gas central heating. gardens front and rear and off road parking. This spacious property is recommended for viewing to appreciate all that is on offer.

- Semi Detached
- Gas Central Heating
- Off Road Parking
- Council Tax Band B
- No Chain
- Double Glazing
- Awaiting EPC
- Gardens Front And Rear
- Vacant Possesion



Spacious two bedroom semi detached property in a superb residential location close to Horwich Town Centre, Schools, and all local amenities. Situated at the head of a quiet cul-de-sac with gardens front and rear the location is perfect. The property comprises:- Entrance hall, lounge, kitchen diner, to the first floor there are two double bedrooms and a family bathroom. The out side has gardens to front and rear with off road parking to the rear. Benefitting from double glazing and gas central heating, this property is sold with vacant possession and no onward chain, viewing is recommended to appreciate the position, condition and all that is on offer.

### Entrance Hall

Stairs, door to:

### Lounge 15'9" x 9'8" (4.80m x 2.95m)

UPVC double glazed window to front, coal effect electric fire fireplace set in wooden surround, double radiator, door to Storage cupboard.

### Kitchen/Diner 10'4" x 13'0" (3.16m x 3.97m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, electric hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double window to rear, double radiator, uPVC double glazed obscure entrance door to rear.

### Bedroom 1 15'9" x 9'8" (4.80m x 2.95m)

UPVC double glazed window to front, radiator, door to Storage cupboard.

### Bedroom 2 10'3" x 7'3" (3.12m x 2.22m)

UPVC double glazed window to rear, double radiator.

### Bathroom

With tiled surround, uPVC frosted double glazed window to rear, radiator.

### Landing

Door to:

### Outside Front

Enclosed front garden laid mainly to lawn with path leading to front door.

### Outside Rear

Fully enclosed rear garden laid to lawn with mature planting of shrubs and plants double gates allowing off road parking.



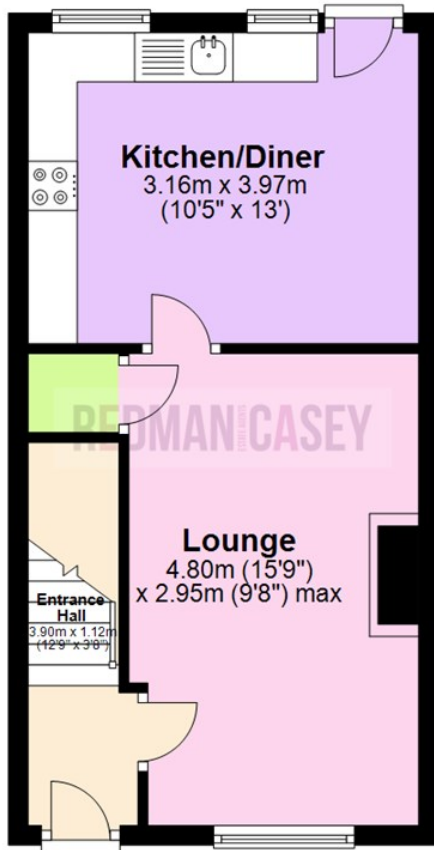


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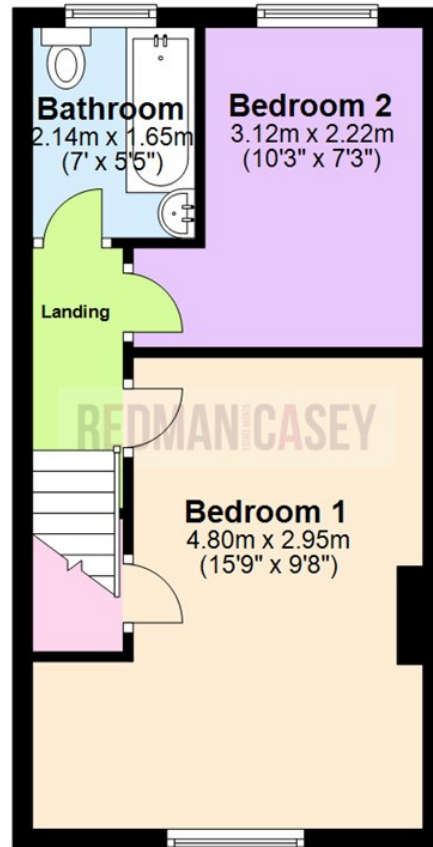
### Ground Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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