REDMAN CASEY ESTATE AGENTS

16 Summer Street, Horwich, BL6 7PF

Offers In The Region Of £195,000

Deceptively spacious 2 bedroom semi detached true bungalow, ideally located for access to local shops and amenities make this a property not to be missed. The bungalow needs some cosmetic improvement but offers spacious rooms throughout, dining kitchen, lounge, shower room and two bedrooms. Gas central heated and double glazed generous but low maintenance gardens and a detached garage. The solar panels are on a rent a roof scheme through A Shade Greener fitted in 2012 for 25 years, the property is sold with no chain and vacant possession. Viewing highly recommended

- Semi Detached True Bungalow
- Large Fitted Dining Kitchen
- Generous Plot
- EPC Rating TBC
- 2 Double Bedrooms
- Spacious Lounge
- Detached Garage and Parking Space
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities and Horwich town centre shops this semi detached 2 bedroom true bungalow offers excellent accommodation which comprises :- Entrance hall with storage cupboard, lounge, dining kitchen fitted with a range of Oak fronted base and wall units with built in oven hob and hood, two generous bedrooms and shower room fitted with a three piece white suite. The property benefits from generous gardens to front and rear and both are low maintenance with a mix of paving gravelled areas to the front and paved patios with artificial grass to the rear. Heated with gas central heating boiler and uPVC double glazed throughout and benefitting from a detached brick built garage and off road parking to the rear, viewing is essential to appreciate all that is on offer. Please note the solar panels are on a rent a roof scheme with A Shade Greener installed in 2012 for 25 years

Entrance Hall
Built-in boiler cupboard with gas boiler serving heating system, radiator, laminate flooring, uPVC double glazed entrance door, door to:

Lounge 14'6" x 10'4" (4.41m x 3.14m)
UPVC double glazed window to front, radiator, three wall lights, coving to textured ceiling.

Bedroom 2 9'0" x 9'2" (2.74m x 2.79m)
UPVC double glazed window to front, radiator.

Kitchen/Diner 15'11" x 10'0" (4.85m x 3.05m)
Fitted with a matching range of oak fronted base and eye level units with drawers and contrasting round edged worktops, composite sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas boiler serving domestic hot water, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in storage cupboard, ceramic tiled flooring, uPVC double glazed door to garden, door to:

Bedroom 1 10'8" x 9'8" (3.25m x 2.95m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three modern white suite comprising tiled shower with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, paved pathway leading to side entrance door with mature gravelled flower and shrub borders with paved walkway surrounding.

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Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area and mature flower and shrub borders, detached brick built garage with up and over door.

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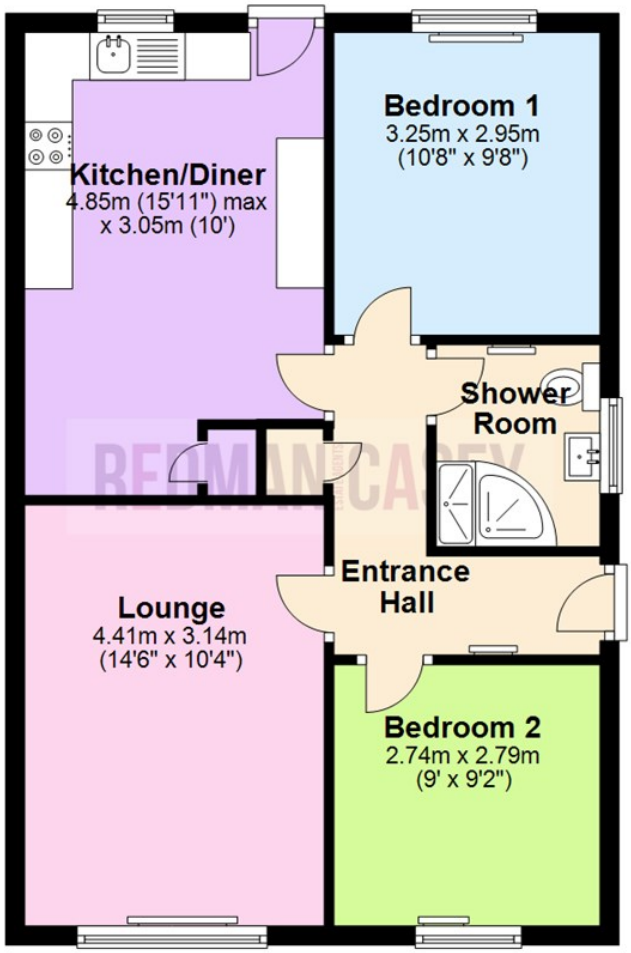
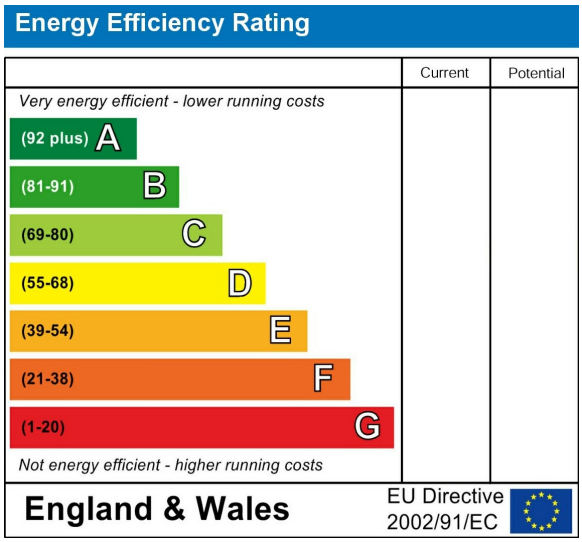
Ground Floor

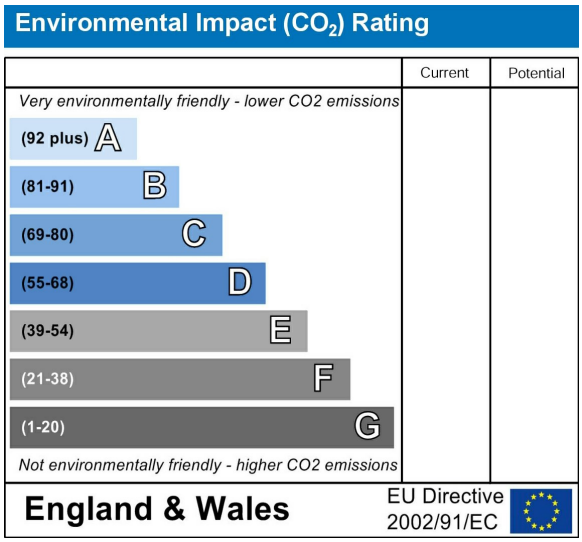
Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 57.0 sq. metres (613.5 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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