REDMAN CASEY ESTATE AGENTS

5 Mary Street West, Horwich, Bolton, Lancashire, BL6 7JT

£129,000

Two bedroom mid terraced property.
This spacious property is situated in a very popular residential location close to local schools, shops and all local amenities with the added benefit of being close to Rivington Country Park. Also has the added benefit of gas central heating double glazing and a extended area to the rear.
Viewing advised.

- Two Bedroom
- Double Glazing
- Extended To Rear
- Gas Central Heating
- Two Reception Rooms
- Garden Fronted

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom spacious mid terraced property, situated in a popular residential location close to local schools, shops and all local amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen, conservatory. To the upstairs there are two double bedroom sand a family bathroom.
The property also benefits from gas central heating, double glazing garden to the front .
Viewing is advised to appreciate the space this property offers. In need of some modernisation.

Entrance Vestibule
Door to:

Entrance Hall
Double radiator, stairs.

Lounge 12'0" x 10'8" (3.67m x 3.26m)
UPVC double glazed bay window to front, ornamental fireplace set in tiled Victorian style surround, double radiator, open plan to:

Dining Room 13'3" x 10'8" (4.05m x 3.26m)
UPVC double glazed window to rear, double radiator, open plan to Kitchen, door to Storage cupboard.

Storage cupboard.

Kitchen 9'5" x 7'4" (2.87m x 2.23m)
Fitted with a matching range of base and eye level units with cornice trims, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, built-in oven, built-in gas hob, extractor hood, uPVC double glazed window to side, uPVC double glazed opaque door to side.

Conservatory
UPVC double glazed window to rear, uPVC double glazed entrance door to rear.

Landing
Door to:

Bedroom 1 11'3" x 14'5" (3.44m x 4.39m)
Two uPVC double glazed windows to front, double radiator, door to:

Bedroom 2 13'3" x 8'7" (4.05m x 2.62m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level WC, tiled splashbacks, uPVC opaque double glazed window to side, heated towel rail.

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Outside Front
Garden area with mature shrubs and planting.

Outside Rear
Enclosed rear yard area entry via wooden garden gate.

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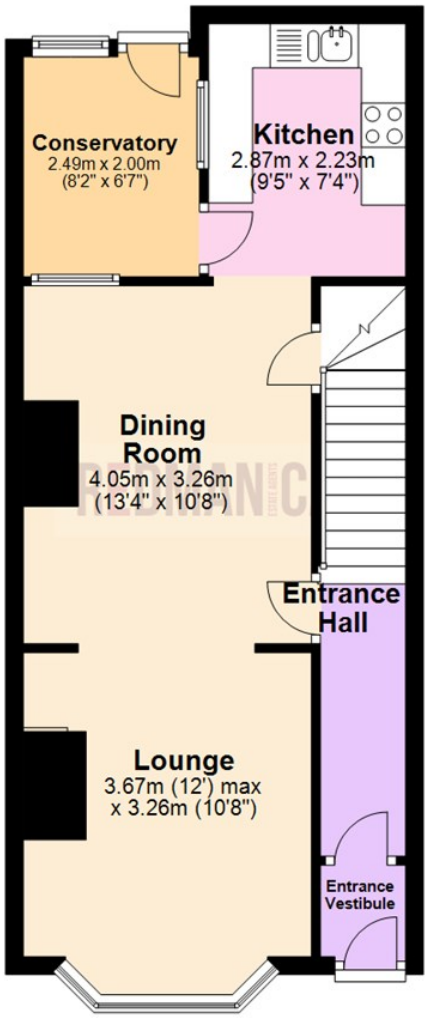
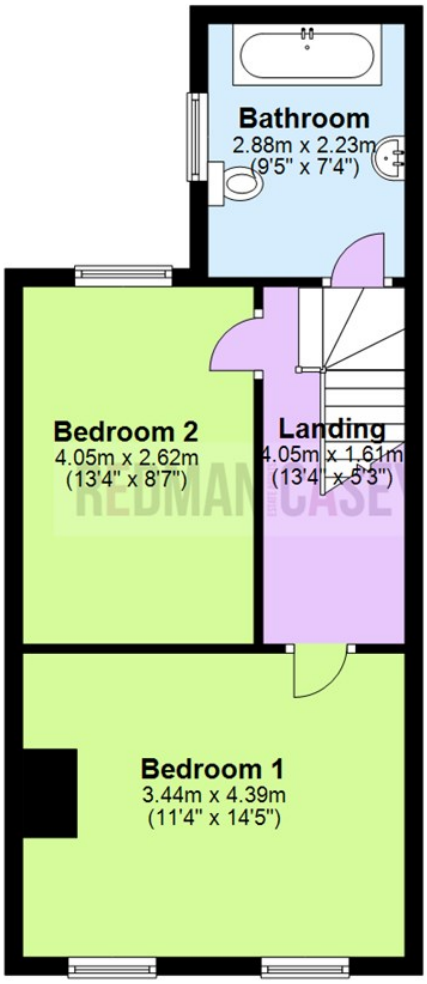
Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor

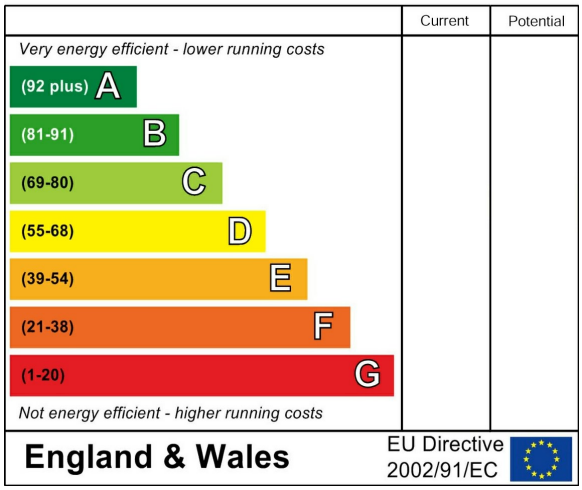
Approx. 39.7 sq. metres (427.9 sq. feet)



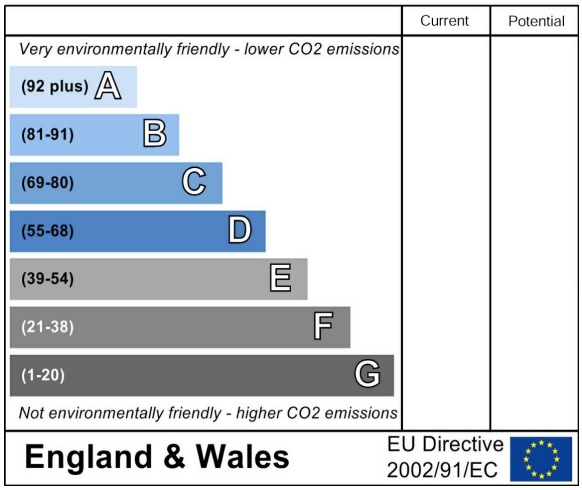
Total area: approx. 85.7 sq. metres (922.9 sq. feet)

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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