REDMAN CASEY ESTATE AGENTS

41 Catherine Street East, Horwich, Bolton, Lancashire, BL6 7JZ

Offers In The Region Of £127,500

Two bedroom mid terraced property, situated in a great location close to local shops, schools and all local amenities. This property benefits from gas central heating utility room and garden space to front and rear. Viewing of this sought after property is recommended to appreciate all that is on offer.

- Two Bedroom
- Gas Central Heating
- Garden Space to Front and Rear
- Utility Room
- Double Glazed

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Well located close to local shops, schools and amenities this mid terraced property is offered for sale. This property comprises:- Entrance vestibule, lounge, kitchen diner, utility. To the first floor there are two bedrooms and a family bathroom. To the outside there are garden space to the front and rear. The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate all that is on offer.

Vestibule
Door to:

Lounge 13'1" x 12'10" (3.98m x 3.92m)
UPVC double glazed window to front, living flame effect gas fireplace set in feature surround, double radiator, door to:

Kitchen/Diner 8'9" x 12'10" (2.67m x 3.92m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed box window to rear, double radiator, radiator, open plan, door to:

Utility Room 7'5" x 4'8" (2.25m x 1.41m)
Plumbing for automatic washing machine, uPVC double glazed window to rear, uPVC double glazed entrance door to side.

Landing
Door to:

Bedroom 1 13'6" x 12'10" (4.11m x 3.92m)
UPVC double glazed window to front, threeStorage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, two double doors, door to:

Bedroom 2 11'9" x 6'8" (3.58m x 2.04m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with base cupboard, matching taps, ceramic tiling to all walls and mirror and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front
Enclosed front garden space laid mainly to decorative stone with mature planting.

Outside Rear
Enclosed rear yard space with patio seating area entry via wooden garden gate.

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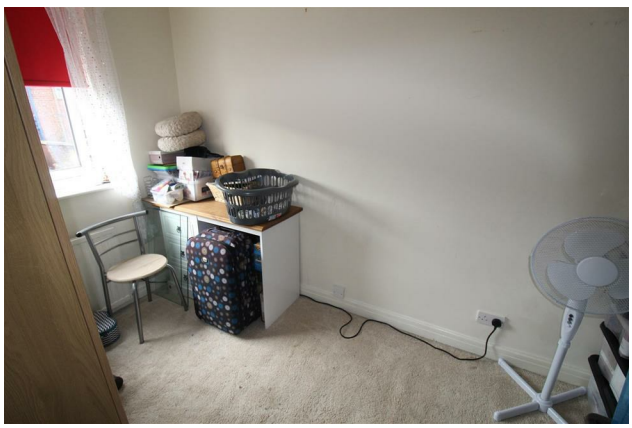

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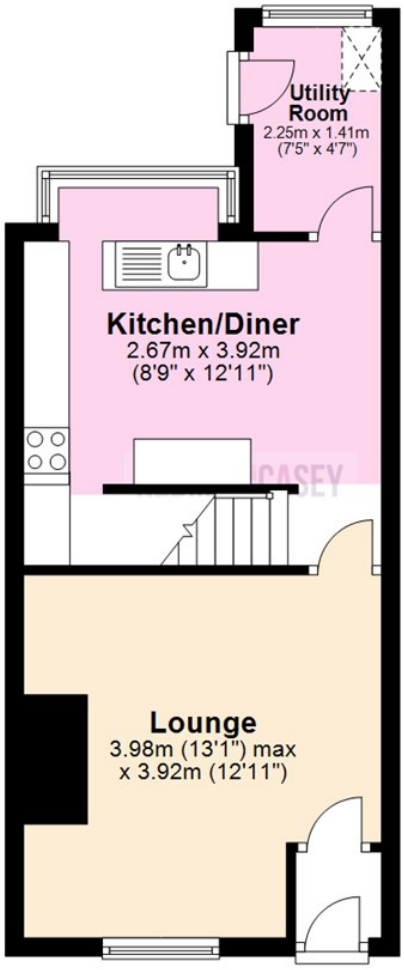
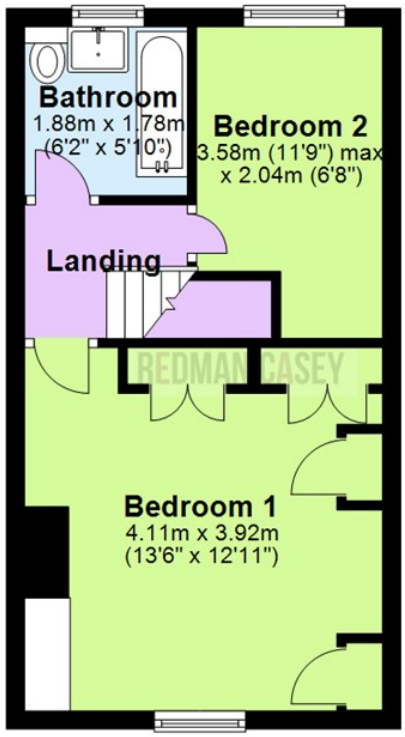
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



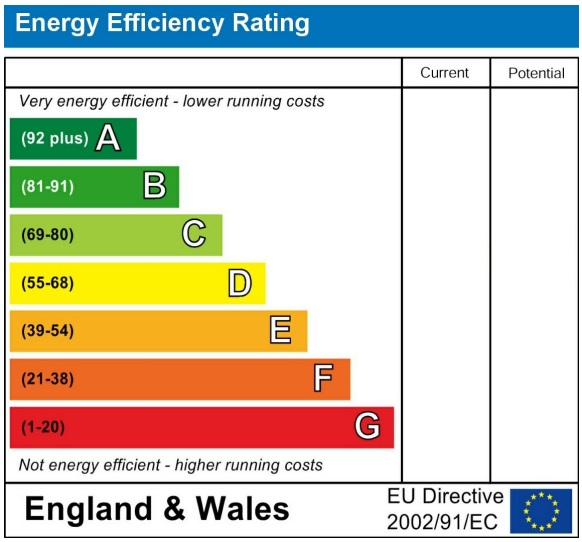
First Floor

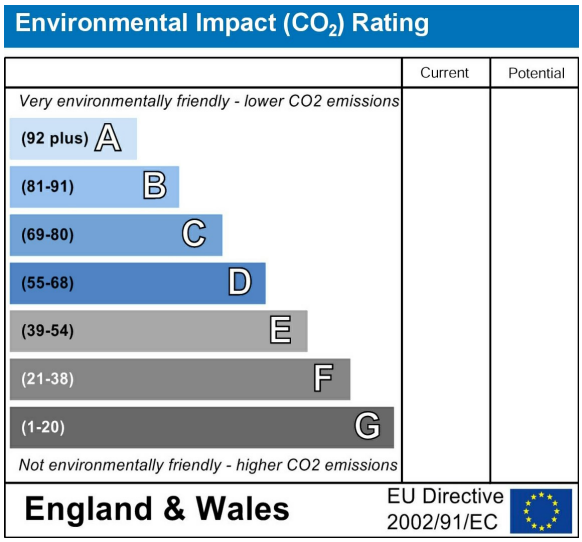
Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 64.0 sq. metres (688.4 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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