REDMAN CASEY ESTATE AGENTS

28 Kirkby Road, Heaton, Bolton, BL1 4EG

Offers In The Region Of £140,000

Well presented and improved 2 bedroom mid terraced property offering excellent accommodation with large lounge, fitted dining kitchen 2 bedrooms and bathroom fitted with a white 3 piece suite. Ideally located for access to local amenities, shops, schools and Bolton town centre, Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

- 2 Bedroom Mid Terrace
- Redcorated and Carpeted Throughout
- Viewing Essential
- Council Tax Band A
- Sold With No Chain
- Ideal First Purchase or Buy To Let
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated in this highly popular area of Heaton this two bedroom mid terraced property offers excellent accommodation for a first time buyer, down sizer or buy to let investor. The property has been redecorated and carpeted throughout and offers generous accommodation which comprises: Porch, lounge, dining kitchen, two bedrooms and bathroom fitted with a white 3 piece suite. Outside there are gardens to the front and an enclosed courtyard to the rear. Sold with no chain and vacant possession the property benefits from gas central heating and double glazing, viewing essential to appreciate all that is on offer.

Vestibule
UPVC double glazed entrance door, door to:

Lounge 13'11" x 12'9" (4.24m x 3.88m)
UPVC double glazed bow window to front, radiator, two wall lights, door to:

Kitchen/Diner 12'9" x 12'9" (3.88m x 3.88m)
Base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, built-in electric fan assisted oven, four ring gas with pull out extractor hood over, window to rear, two windows to side, built-in under-stairs storage cupboard, double radiator, vinyl flooring, carpeted stairs to first floor landing, door, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 11'9" x 12'9" (3.58m x 3.88m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

Bedroom 2 14'11" x 6'2" (4.54m x 1.87m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, vinyl flooring, door.

Outside
Front garden, enclosed by dwarf brick wall to front and side, pathway leading to front entrance door with gravelled area. Rear, enclosed by brick wall and timber fencing to rear and sides, concrete hard standing, rear gated access.

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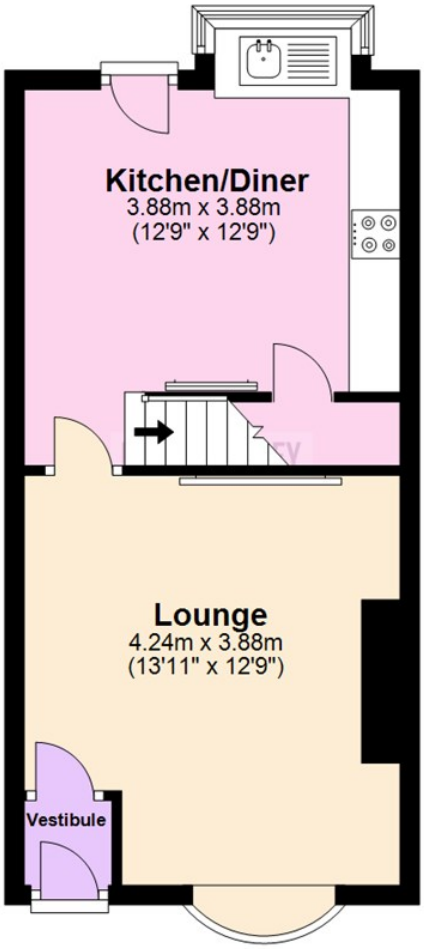
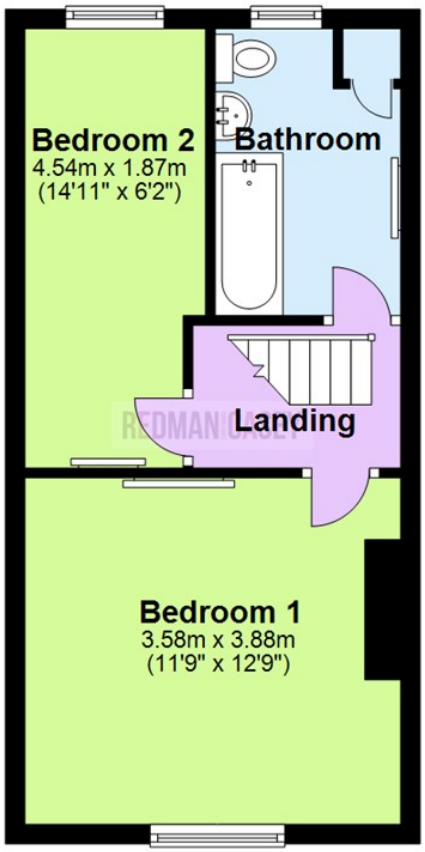
Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



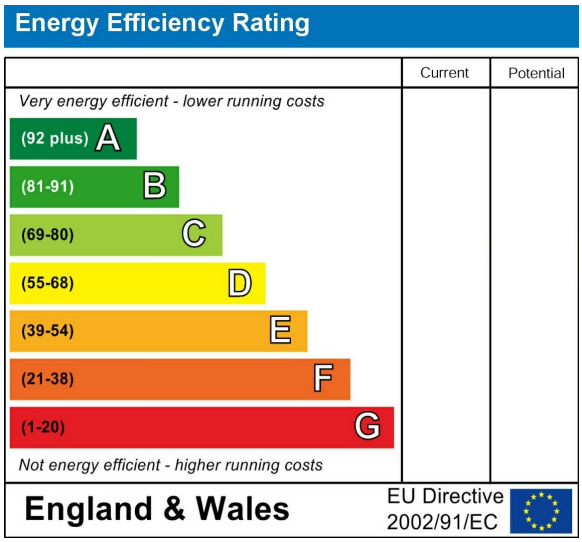
First Floor

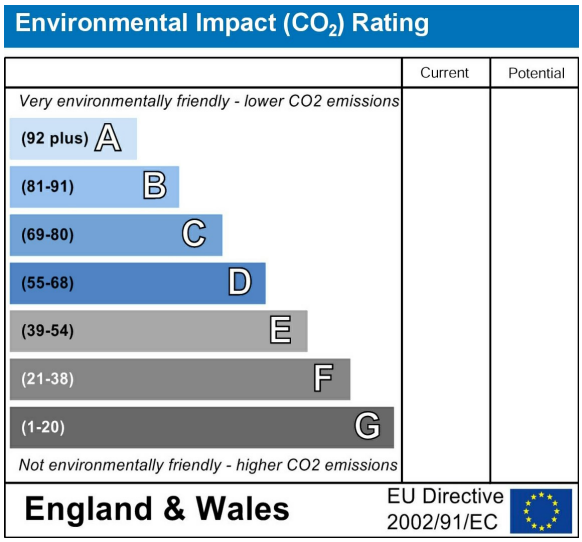
Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.6 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.





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