REDMAN CASEY ESTATE AGENTS

6 Heaton Road, Lostock, Bolton, BL6 4EE

Offers In The Region Of £155,000

Spacious mid terraced property located in this ever popular location offering excellent accommodation with fantastic access to local schools and transport links for road and rail. Spacious reception room fitted kitchen diner generous bedrooms and modern bathroom, spacious gardens to the rear make this a property not to be missed. Sold with no chain and vacant possession. Viewing highly recommended.

- 2 Double Bedroom Mid Terraced
- Generous Dining Kitchen
- No Chain
- EPC Rating D
- Spacious Lounge with Wood Burner
- Garden to Rear
- Ideal Buy to Let or First Purchase
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

We are delighted to offer for sale this spacious mid terraced property which is ideally located for access to local schools and transport links for motorway and railway to Manchester, Wigan, Preston and beyond. The property comprises:- Porch, lounge, dining kitchen fitted with a range of base and wall units with built in appliances, access to the rear garden, To the first floor there are two generous bedrooms, modern bathroom fitted with a three piece white suite. Outside there is a large rear courtyard garden with flagged and gravelled areas. Benefiting from gas central heating and double glazing the property is sold with no chain and vacant possession, viewing strongly advised.

Vestibule
Ceramic tiled flooring, double glazed entrance door, door to:

Lounge 13'8" x 14'10" (4.17m x 4.53m)
UPVC double glazed window to front, fireplace with tiled hearth, cast- iron solid fuel burner stove with glass door in chimney, timber mantle over, radiator, laminate flooring, door to:

Kitchen/Diner 12'1" x 14'10" (3.68m x 4.53m)
Fitted with a matching range of cream base and eye level units with contrasting round edged worktops, glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, stone flagged flooring, stairs to first floor landing, uPVC double glazed rear door to garden.

Landing
Door to:

Bedroom 1 10'11" x 14'10" (3.32m x 4.53m)
UPVC double glazed window to front, radiator.

Bedroom 2 14'10" x 7'6" (4.53m x 2.29m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled p shaped bath with electric shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Rear garden, enclosed by brick wall and timber fencing to rear and sides, rear gated access, concrete hard standing, concrete pathway, mature flower and shrub beds.

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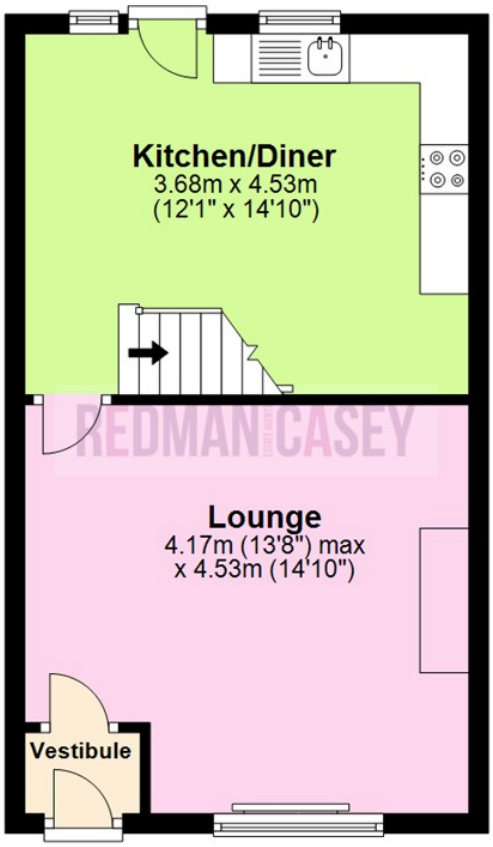
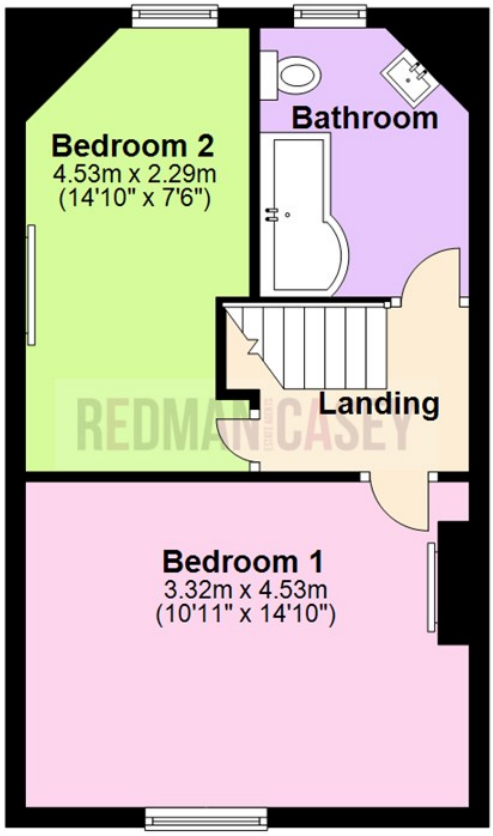
Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



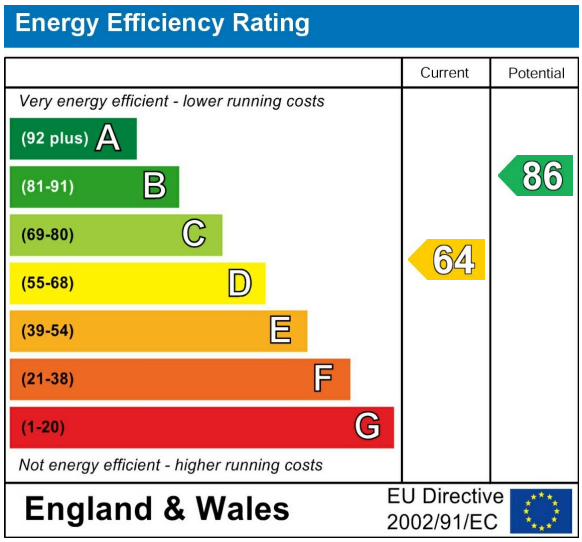
First Floor

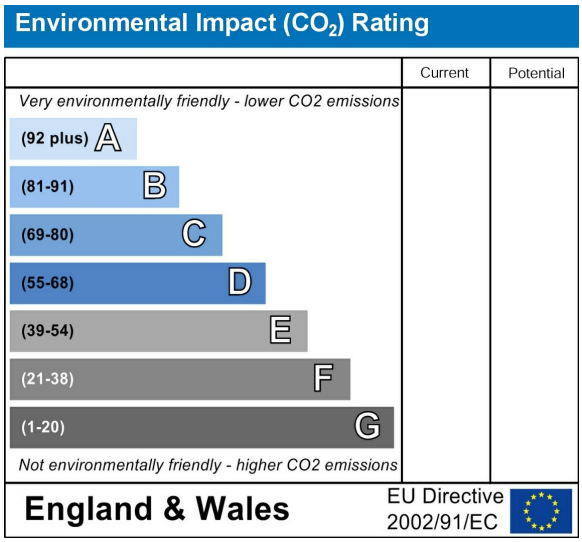
Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.4 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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