REDMAN CASEY ESTATE AGENTS

193 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5PJ

Offers Over £170,000

Superbly presented two bedroom end terraced property. Located within easy access of local amenities shops and schools this property has been comprehensively altered to offer large open plan lounge diner, fitted kitchen, two generous double bedrooms with fitted robes to master, large rear courtyard with parking area. Benefitting from gas central heating and double glazing this is a property not to be missed.

- Deceptively Spacious End Terrace
- Fitted Kitchen
- 2 Large Double Bedrooms
- Council Tax Band A
- Large Open Plan Lounge Diner
- Spacious Bathroom
- Off Road Parking
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this ever popular residential road, this spacious end terraced property offers flexible accommodation comprising: Entrance porch, open plan lounge - diner, fitted kitchen and rear porch. To the first floor there is a large bathroom with three piece white suite and two generous double bedrooms the master having fitted robes. Outside there is a small frontage and to the rear there is a large courtyard with paved patio area and double gated access for a vehicle. Ideally located for access to local amenities, shops schools and countryside walks. Viewing is essential to appreciate all on offer.

Porch
UPVC double glazed window to side, uPVC double glazed entrance door, door to:

Lounge/Diner 25'11" x 15'1" (7.89m x 4.61m)
UPVC double glazed window to front, uPVC double glazed window to side, two radiators, double radiator, stairs, door to:

Kitchen 10'5" x 8'0" (3.18m x 2.44m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, built-in boiler cupboard, housing boiler serving heating system and domestic hot water, plumbing for washer, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, door to:

Rear Porch
UPVC door to rear.

Landing
UPVC frosted double glazed window to side, double radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, pedestal wash hand basin with swan neck mixer tap and low-level WC, ceramic tiling to two walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to side, ceramic tiled flooring.

Bedroom 2 13'3" x 12'10" (4.04m x 3.91m)
UPVC double glazed window to rear, radiator.

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Bedroom 1 11'10" x 15'1" (3.61m x 4.61m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, double radiator.

Outside
Front, paved pathway leading to front entrance door, dwarf brick wall to front and sides.
Private rear garden, enclosed by brick wall to rear and sides, large paved sun patio, gated side access for car.

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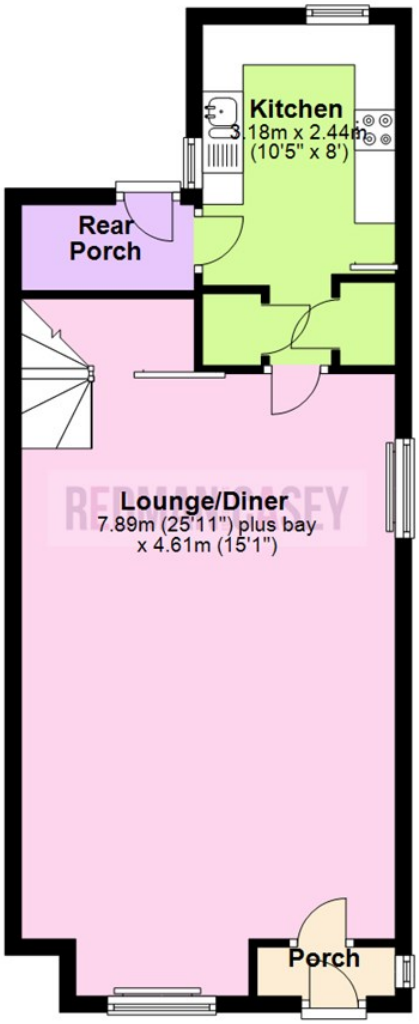
Ground Floor
Approx. 52.7 sq. metres (567.1 sq. feet)

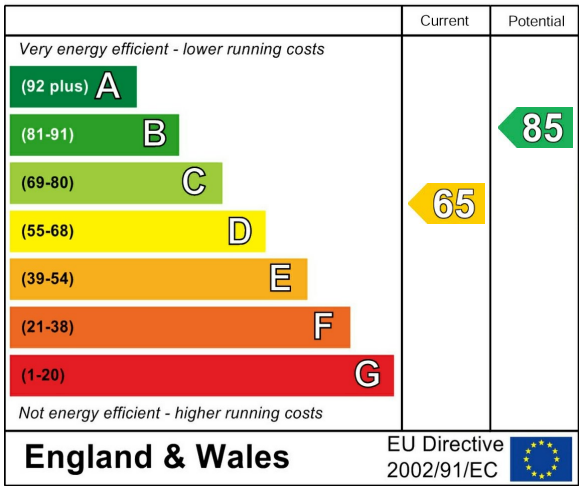


First Floor
Approx. 44.1 sq. metres (475.1 sq. feet)

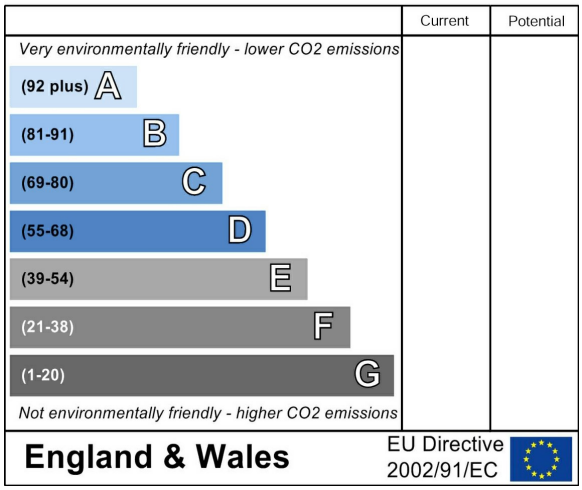
Total area: approx. 96.8 sq. metres (1042.2 sq. feet)

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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