REDMAN CASEY ESTATE AGENTS

9 Abbotsford Road, Smithills, Bolton, BL1 6AR

Asking Price £160,000

Two bedroom recently refurbished end terraced property. Located in a very popular residential location, close to local primary and secondary schools, local shops, amenities and transport links. This extended property has recently been refurbished and benefits from gas central heating, double glazing and is sold with vacant possession and no onward chain.
Viewing is highly recommended to appreciate the location, condition and all this home has to offer.

- Two Bedroom
- Two Reception Rooms
- Vacant Possession
- Double Glazed
- EPC Rating D
- Freehold
- Sold With No Chain
- Kitchen Extension
- Gas Central Heating
- Council Tax Band A

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

Spacious two bedroom recently refurbished end terraced property. Located in a very popular residential location, close to local primary and secondary schools, local shops, amenities and good transport links. This property comprises:- Entrance porch, lounge, dining room, kitchen. To the first floor there are two bedroom and a family bathroom. The property also benefits from double glazing, gas central heating, garden fronted, and is sold with vacant possession and no onward chain.
To appreciate the location and condition viewing is highly recommended.

Inner Porch
Hardwood glazed entrance door to front, :

Lounge 13'1" x 14'11" (3.98m x 4.55m)
UPVC double glazed box window to front, fireplace with feature wooden Victorian style surround, double radiator:

Dining Room 12'1" x 14'11" (3.68m x 4.55m)
UPVC double glazed window to side, double radiator, stairs, uPVC double glazed entrance double door to rear,:

Kitchen 12'8" x 4'4" (3.85m x 1.32m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, window to side, double radiator.

Landing

Bedroom 1 13'1" x 14'11" (3.98m x 4.55m)
UPVC double glazed window to front, fireplace with Victorian surround and cast- iron, double radiator, :

Bedroom 2 9'3" x 9'0" (2.83m x 2.74m)
UPVC double glazed window to rear, double radiator, double door to Storage cupboard, door to Storage cupboard.

Bathroom
UPVC frosted double glazed window to rear, radiator.

Outside Front
Garden fronted with mature planting path leading to front entrance door..

Outside Rear
Enclosed rear yard with seating area entrance to rear via garden gate.

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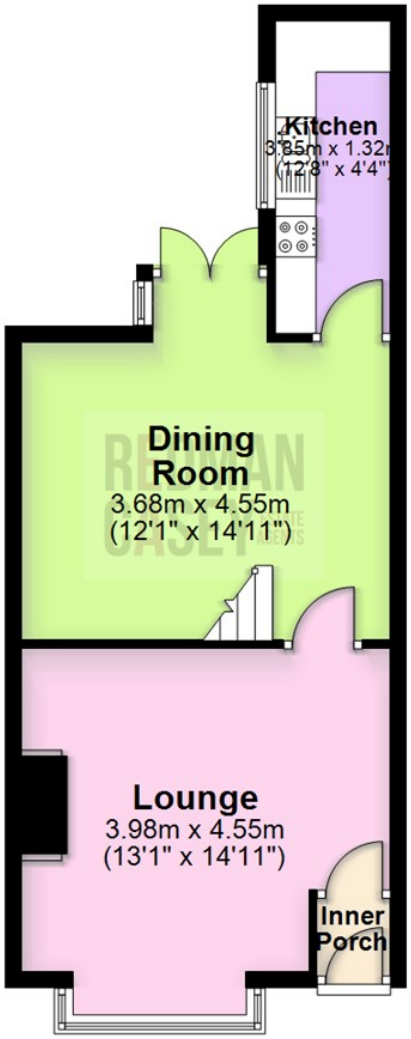
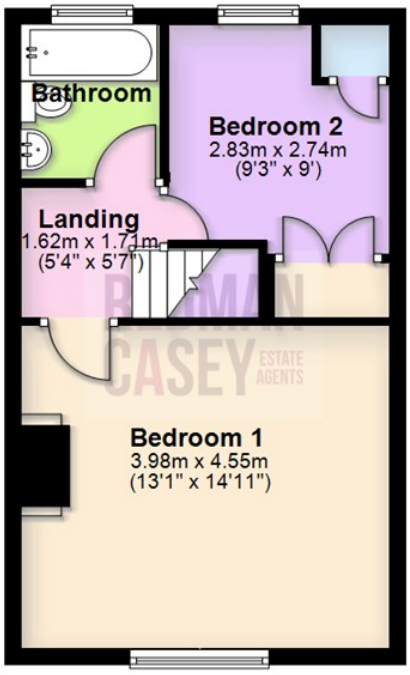
Ground Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor

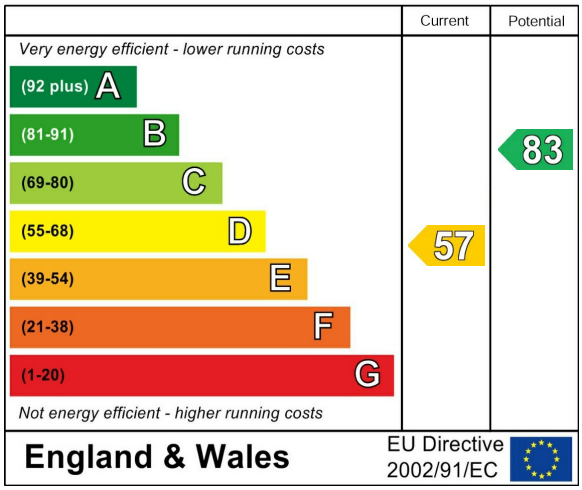
Approx. 37.8 sq. metres (406.9 sq. feet)



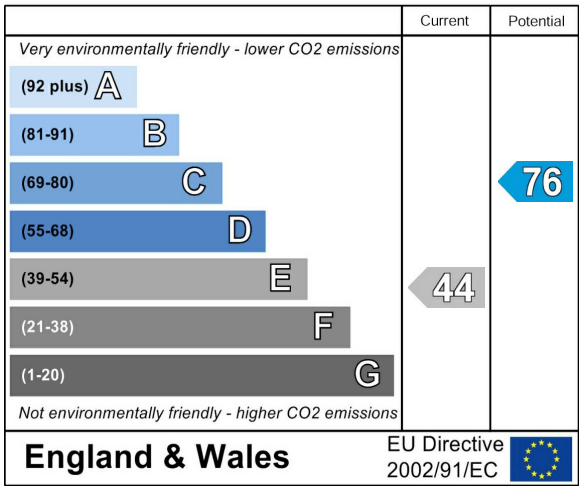
Total area: approx. 80.0 sq. metres (861.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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