REDMAN CASEY ESTATE AGENTS

37 Abernethy Court, Horwich, Bolton, Greater Manchester, BL6 6FY

Offers In The Region Of £120,000

Superb two double bedroom first floor apartment with en suite to master. Offering excellent accommodation and benefiting from two bedrooms and two bathrooms. Ideal first purchase or buy to let investment, viewing is highly recommended to appreciate the size and style on offer.

- Spacious First Floor Apartment
- Two Generous Double Bedrooms
- Allocated Parking
- EPC Rating C
- Large Living Room
- Fitted Kitchen
- Excellent Access to M61 & Rail Links
- 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

No Chain If apartment living is for you then this is a great opportunity to purchase this excellent two bedroomed first floor apartment with en suite or suit a Buy to Let Investor with a potential rental income of £850 - 900pcm. Situated within easy reach of all local amenities, schools and motorway networks. The property offers superb accommodation comprising:- Communal entrance hall with intercom system, entrance hall, master bedroom with en suite shower room, a further double bedroom , fitted kitchen with built in appliances, main bathroom, spacious lounge. Sold with no chain and vacant possession. Viewing recommended.

Entrance Hall
Airing cupboard housing, factory lagged hot water cylinder, entrance door, door to:

Kitchen 10'10" x 6'2" (3.31m x 1.89m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated washer dryer, freestanding fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, vinyl flooring.

Lounge 15'2" x 14'2" (4.63m x 4.33m)
Two radiators, uPVC double glazed french doors juliet balcony.

Bedroom 1 10'10" x 9'5" (3.31m x 2.87m)
UPVC double glazed window to side, radiator, door to:

En-suite
Fitted with three piece white suite with pedestal wash hand basin with mixer tap and tiled splashback, shower enclosure and low-level WC, extractor fan, wall mounted mirror, shaver point, radiator.

Bedroom 2 10'4" x 9'2" (3.14m x 2.80m)
UPVC double glazed window to side, radiator.

Bathroom
fitted with a three piece white suite comprising panelled bath with shower over and mixer tap, low level wc and pedestal sink unit with tiled splashback Radiator.

Outside
Communal gardens and allocated parking space, communal bin store and cycle storage area, communal rotary airers.

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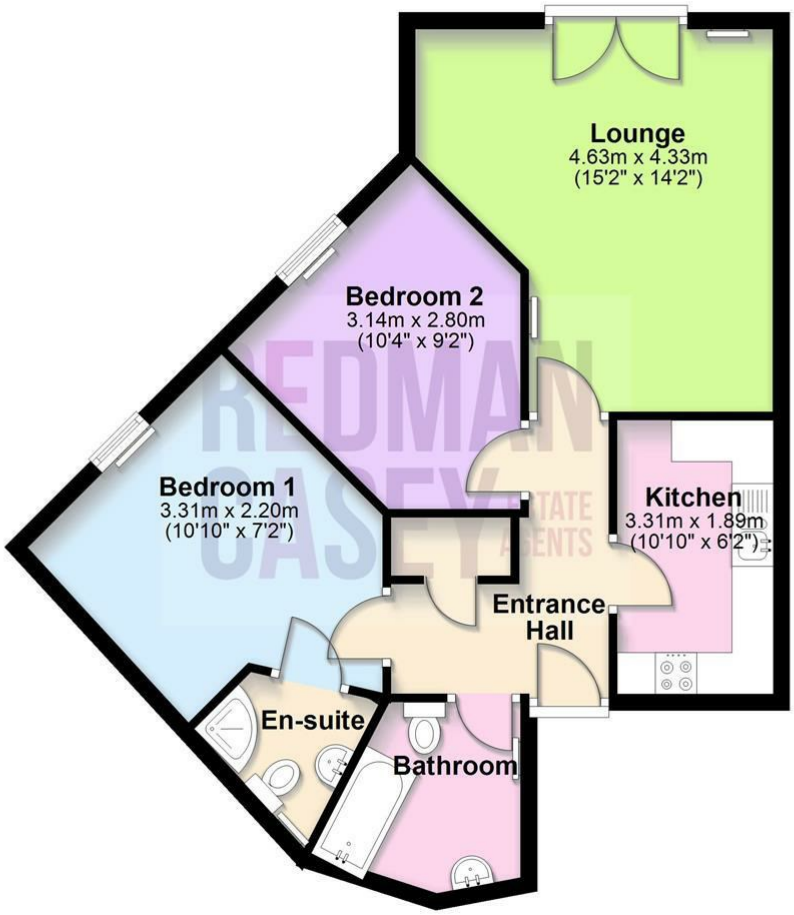
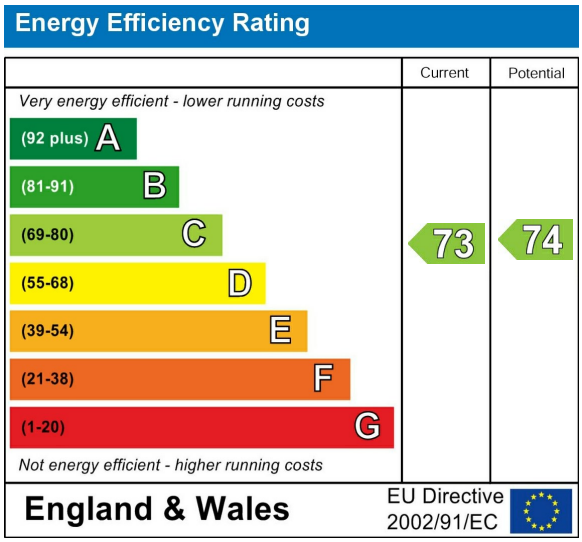
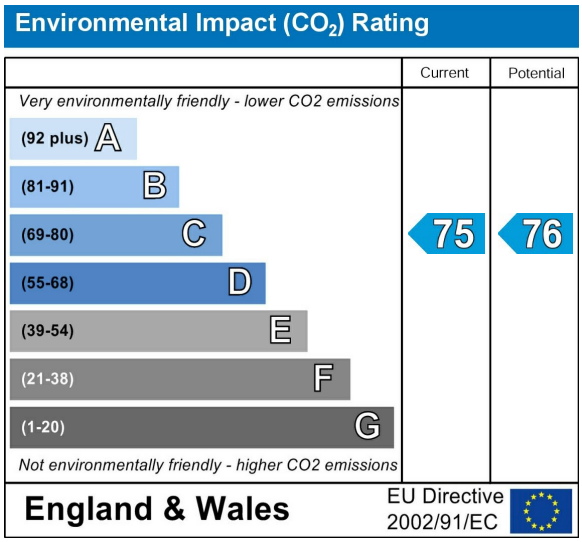
Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)





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