REDMAN CASEY ESTATE AGENTS

130, Wright Street, Horwich, BL6 7HU

Offers Around £155,000

Stone two bedroom spacious mid terraced property. Located in a popular residential location, close to local primary and secondary schools, local shops and all local amenities. This spacious home benefits from double glazing, gas central heating and close proximity to town centre. Viewing is recommended to appreciate the size and location of this property.

- Stone Terraced
- Two Reception Rooms
- Double Glazing
- Awaiting EPC
- Two Bedroom
- Gas Central Heating
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom stone terraced property in the heart of Horwich. This spacious mid terraced property comprises :- Entrance porch, hallway, lounge, open plan dining room and fitted kitchen. To the first floor there are two double bedrooms and a dressing room with a large family bathroom. This home is located close to local primary and secondary schools, local shops and amenities with good transport links. Benefitting from double glazing, gas central heating, and no onward chain. Viewing is essential to appreciate the space and location this property offers.

Inner Porch
UPVC double glazed entrance door to front, :

Hall
Double radiator, stairs, :

Lounge 12'11" x 11'4" (3.93m x 3.45m)
UPVC double glazed window to front, coal effect gas open fire set in marble Adam style surround, double radiator:

Open Plan Kitchen Dining Room 10'0" x 14'9" (3.04m x 4.49m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and ceramic tiled, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to side, Storage cupboard.

Bedroom 1 12'9" x 14'9" (3.89m x 4.49m)
UPVC double glazed window to front, double radiator, :

Dressing Room 7'0" x 9'4" (2.14m x 2.85m)

Bedroom 2 9'7" x 9'2" (2.92m x 2.79m)
UPVC double glazed window to rear, double radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with ceramic and tiling to all walls, shower with over and folding glass screen and low-level WC, uPVC frosted double glazed window to side, double radiator.

Landing
Storage cupboard, :

Outside Front
Small garden fronted.

Outside Rear
Enclosed private rear yard.

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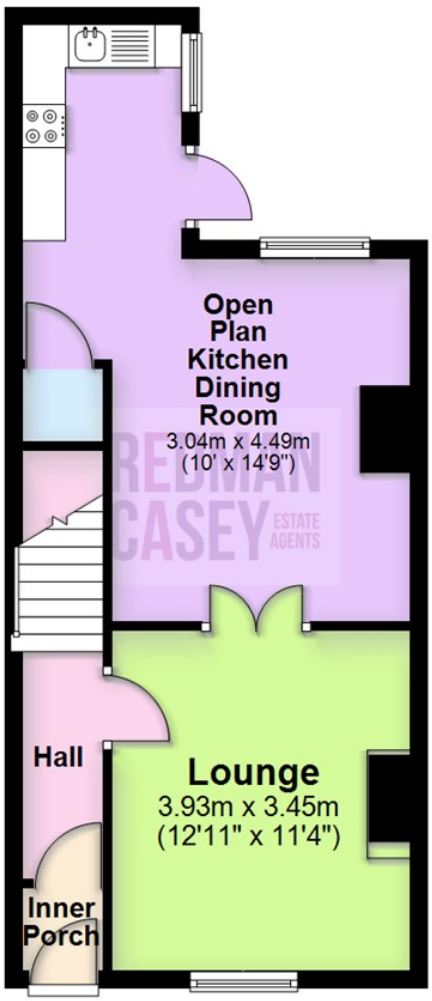
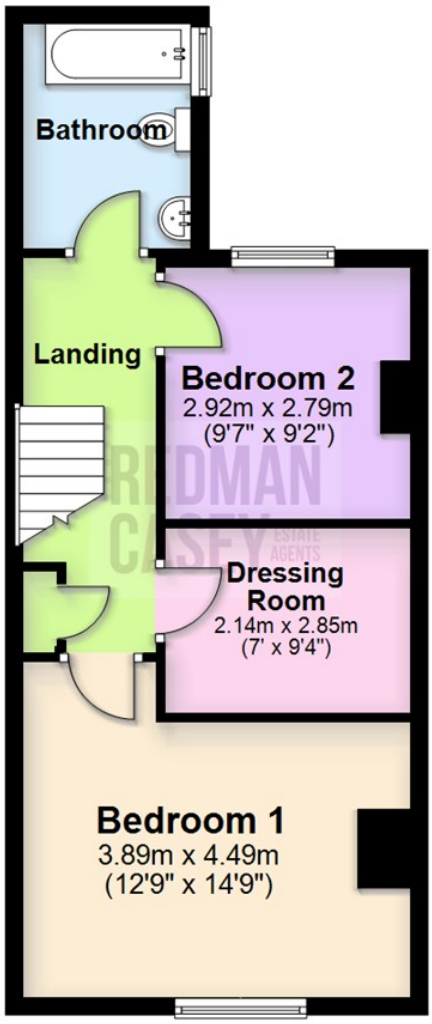
Ground Floor
Approx. 42.0 sq. metres (452.2 sq. feet)

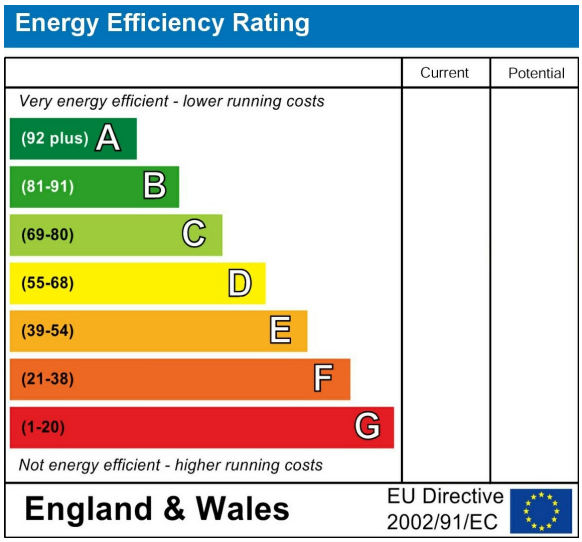


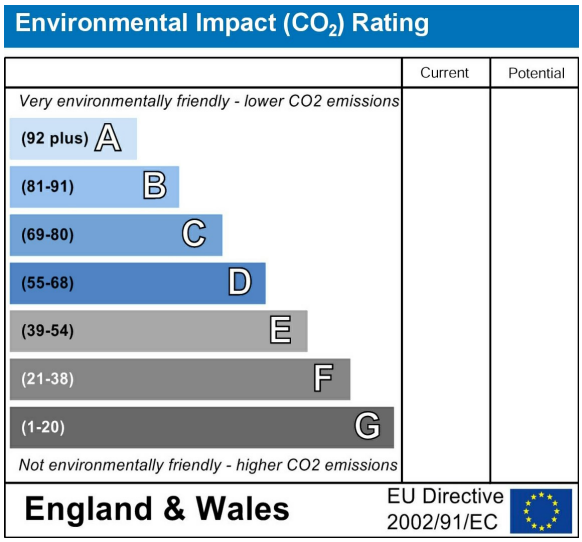
First Floor
Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 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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