REDMAN CASEY ESTATE AGENTS

28 Evergreen Avenue, Horwich, Bolton, Greater Manchester, BL6 5GQ

Offers In The Region Of £100,000

Superb top floor apartment two good sized bedrooms fitted kitchen bathroom with three piece suite, Situated within private well maintained grounds the property has allocated parking and security intercom, easy access to local amenities viewing highly recommended.

- 2 Bedroom
- Central Heating
- Double Glazing
- EPC Rating C
- Fitted Kitchen
- Stunning Views
- 2 Bedrooms
- No Chain
- Third Floor
- Communal Gardens

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superb third floor two bedroom apartment offering excellent accommodation making this a great first purchase. Comprising :- Communal entrance hall with security controlled entry system, stairs to the first floor, Entrance hall, bathroom with three piece suite, two good sized bedrooms, lounge with double doors to fitted kitchen. The outside comprises of communal gardens and parking area with allocated parking, fully enclosed with security controlled gates. Viewing is highly recommended. Potential rental income of £550 - 600pcm.

Entrance Hall
Door to built-in boiler cupboard, housing boiler serving heating system, door to:

Lounge 14'2" x 13'11" (4.32 x 4.24)
PVCu double glazed window to front, PVCu double glazed french doors with `Juliet` balcony, with stunning views over Rivington Pike, double door to:

Fitted Kitchen 8'3" x 8'10" (2.51 x 2.69)
Fitted with a matching range of modern gloss white base and eye level units with contrasting worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, and dishwasher, integral fridge/freezer, built-in electric fan assisted oven, four ring electric hob with extractor hood over, PVCu double glazed window to side.

Bedroom 1 8'4" x 13'10" (2.54 x 4.22)
PVCu double glazed window to front,with views, wall mounted electric panel heater.

Bedroom 2 7'5" x 8'6" (2.26 x 2.59)
PVCu double glazed window to front with views, single radiator wall mounted electric panel heater.

Bathroom
Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin with tiled splashbacks and low-level WC, ceramic mosaic tiling to three walls, extractor fan, wall mounted electric panel heater.

Outside
Communal gardens with a variety of plants, shrubs and trees, access to a numbered parking space for cars, paved paths, enclosed by brick wall and fencing to front, rear and sides with lawned area, pedestrian gate with intercom system.

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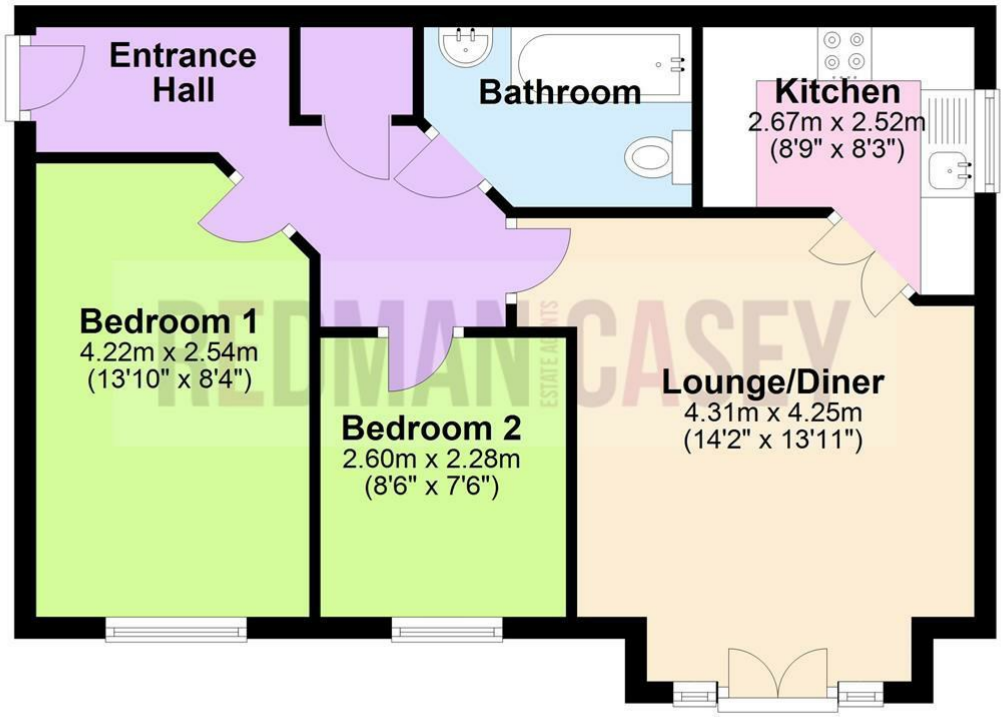
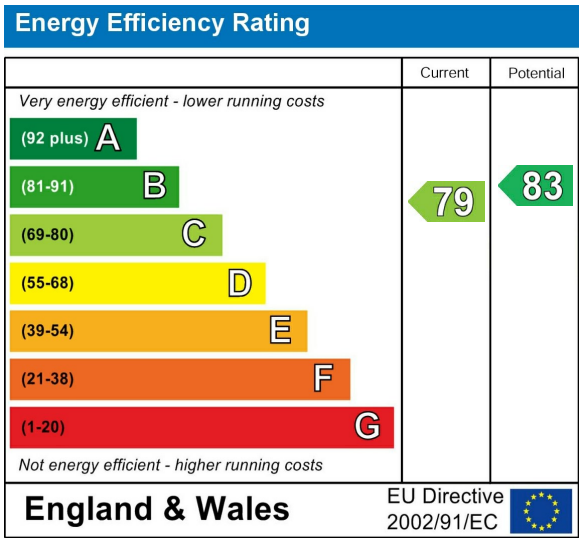
Ground Floor

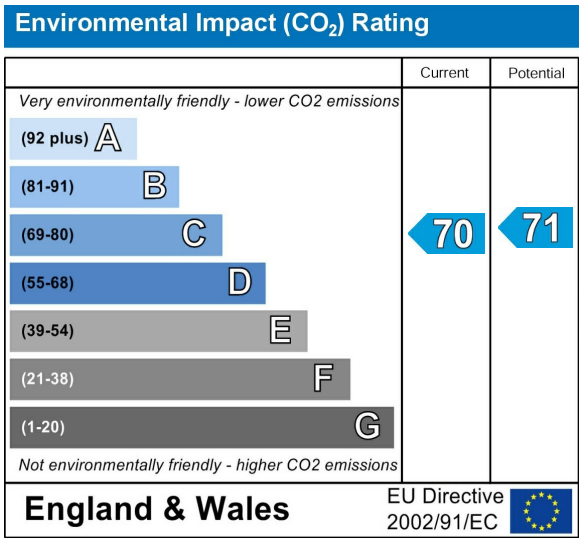
Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 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.





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