REDMAN CASEY ESTATE AGENTS

183 Lee Lane, Horwich, Bolton, Lancashire, BL6 7JD

£145,000

Two bedroom end terraced stone property. Spacious living with excellent outside space situated in great location close to all local amenities, shops and local schools. The property benefits from double glazing, gas central heating, with the added benefit of good outside space and a purpose built home office. Viewing is recommended to appreciate.

- Two Bedroom
- Gas Central Heating
- Stone Cottage
- No Chain
- Home Office
- Double Glazed
- Outside Space
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Two bedroom mid terraced stone cottage situated in a great location close to local shops, schools and amenities. Also benefits from being close to Rivington Country Park. The property comprises:- Lounge, kitchen diner, two bedrooms and a family bathroom. To the outside there is a small front garden and good outside space to the rear with a purpose designed home office. This property also benefits from double glazing and gas central heating. We recommend viewing to appreciate this deceptively spacious property, and all that is on offer.

Lounge 12'10" x 15'3" (3.90m x 4.64m)
UPVC double glazed window to front, radiator, laminate flooring, two wall lights, ceiling with exposed beams, archway kitchen, door to:

Kitchen/Diner 9'2" x 15'3" (2.79m x 4.64m)
Fitted with a matching range of light beech effect base and eye level units with drawers and contrasting worktop space over, composite sink unit with single drainer and swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, laminate flooring, stairs to first floor landing, door to:

Landing
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring, door to:

Bedroom 1 10'0" x 15'3" (3.05m x 4.64m)
UPVC double glazed window to front, radiator, laminate flooring, ceiling with recessed spotlights, door to:

Bedroom 2 9'2" x 6'6" (2.79m x 1.99m)
Double glazed velux skylight to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and inset wash hand basin in vanity unit with storage under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside Front
Enclosed garden with entry via garden gate

Outside Rear
Enclosed garden area laid with artificial grass, and garden shed.

Home office.
Purpose built home office with power and water connected.

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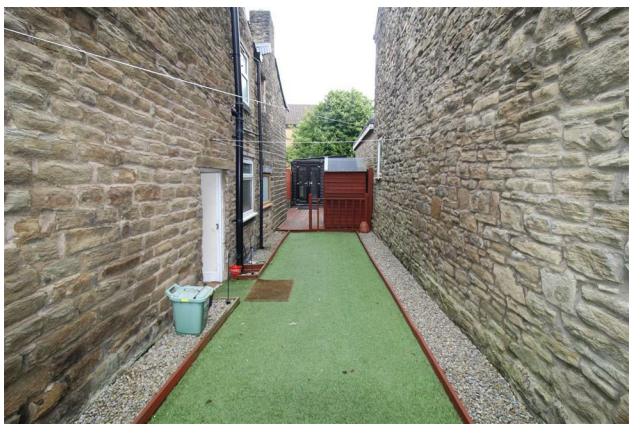

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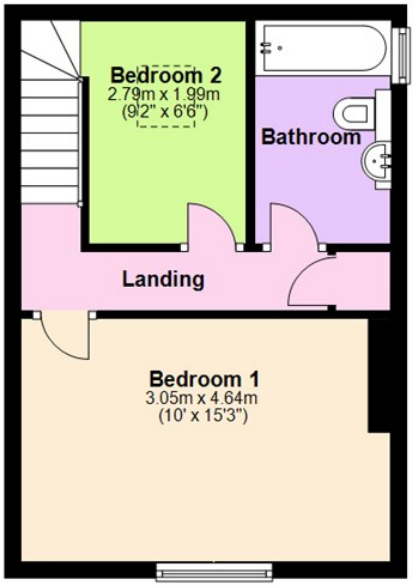
Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)

First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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