REDMAN CASEY ESTATE AGENTS

21 Tredgold Street, Horwich, Bolton, Lancashire, BL6 5PT

£105,000

Ideal first time buy or buy to let opportunity to purchase this well presented end terraced home offered in good decorative order throughout with lounge, kitchen diner, landing providing access to two bedrooms and a three piece bathroom suite. Externally to the rear a low maintenance flagged patio with outside brick built storage with power. The property is set within easy reach to an array of amenities with internal and external inspection highly recommended.

- Two Bedrooms
- Close To Amenities
- Gas Centrally Heated
- Lounge & Kitchen Diner
- Good Decorative Order
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Tredgold street, Horwich this end terraced home that would ideally suit a first time buyer or buy to let investor. The property is presented in good decorative order throughout and briefly comprises, lounge, kitchen diner, landing giving access to two bedrooms and a three piece bathroom. Externally to the rear a stone flagged patio with brick built storage with power. The property rests within easy reach to Middlebrook retail park, Horwich centre bustling with amenities, motorway access, train station bus routes and local schooling. The property also benefits from gas central heating and double glazed windows. Internal inspection is highly recommended.

Lounge 13'3" x 13'1" (4.03m x 4.00m)
Spacious lounge with double glazed window to front elevation, power points, ornate fireplace, wall mounted radiator, door to kitchen diner.

Kitchen/Diner 11'3" x 13'1" (3.43m x 4.00m)
Modern styled kitchen offering a range of wall and base units with contrasting work surfaces, splash back tiling, power points, tiled flooring, space for dining, inset sink with mixer tap, integrated oven with four hob gas burner and overhead stainless steel extractor, space for fridge and freezer, double glazed window to rear, door to rear, stairs rise to upper level. Wall mounted gas fired central heating boiler.

Landing
Stairs lead up to first floor, doors lead to further accommodation.

Bedroom 1 13'3" x 13'1" (4.03m x 4.00m)
Good sized main double bed with double glazed window to front elevation, power points, space for free standing or built in wardrobes, wall mounted radiator.

Bedroom 2 11'3" x 5'6" (3.43m x 1.67m)
Accessed off the landing towards the rear aspect of the house with double glazed window, power points, wall mounted radiator.

Bathroom
Three piece suite comprising low level W.C., vanity wash basin with under storage, panelled bath with shower over, frosted window, partial tiled elevations.

Outside
Flagged area to the front with brick wall to border.

To the rear a low maintenance flagged patio with brick built outbuilding with power and light.

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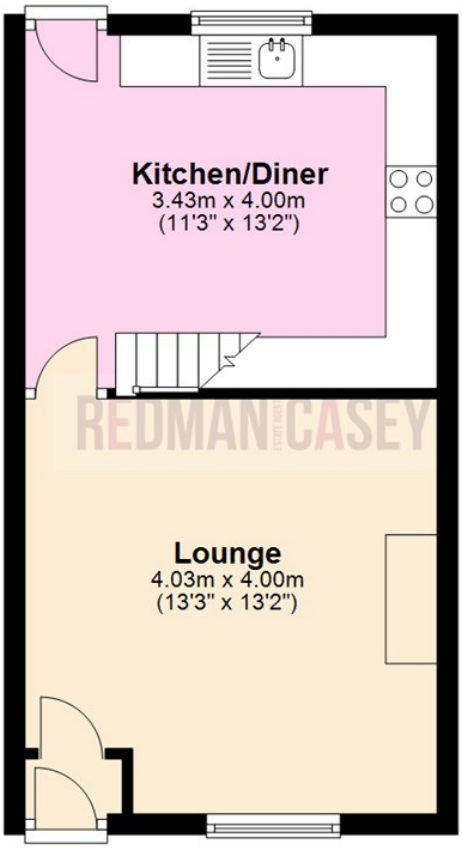
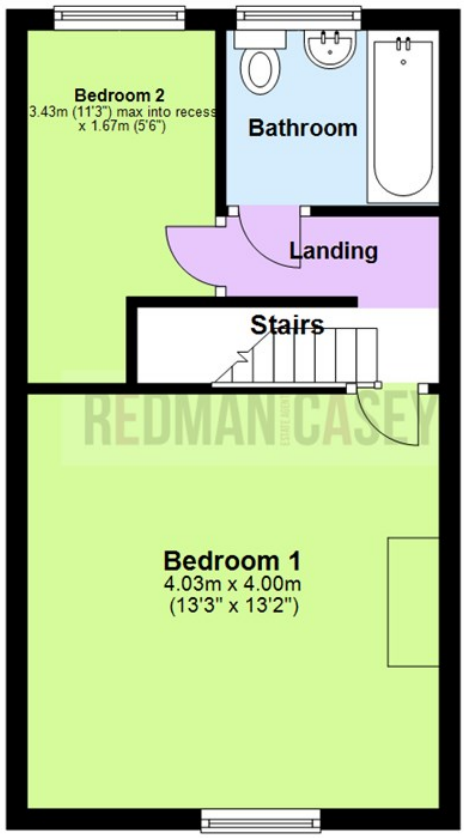
Ground Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



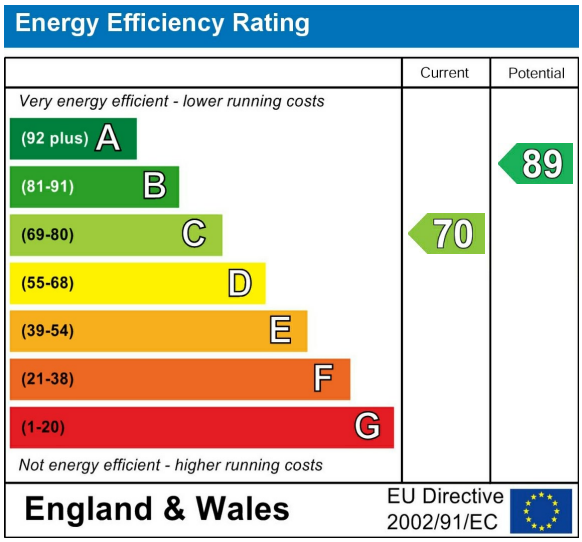
First Floor

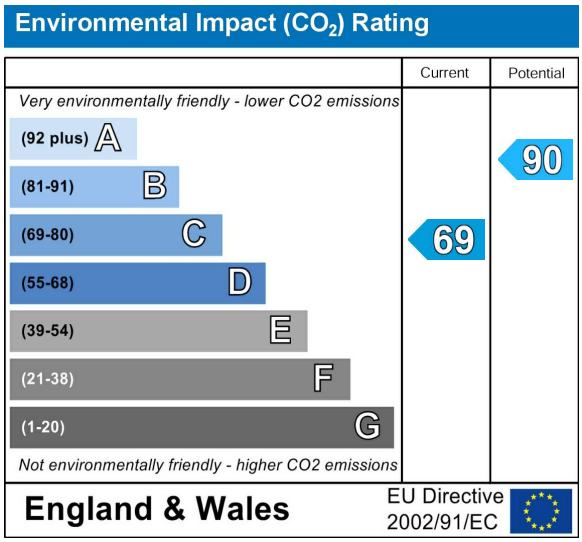
Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 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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