REDMAN CASEY ESTATE AGENTS

7 Gooch Street, Horwich, Bolton, Lancashire, BL6 5NU

Offers In The Region Of £120,000

Two bedroom mid terraced property in excellent condition. Recently refurbished to a high standard. Situated in a great residential location, close to local shops, schools and all amenities. Benefits from double glazing, gas central heating and good transport links. Viewing is highly recommended to appreciate the space ,and condition of this property.

- Two Bedrooms
- Excellent Condition
- Double Glazed
- Mid Terraced
- Newly Modernised
- Central Heating
- Fitted Wardrobes To Bedrooms

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Well presented recently refurbished two bedroom mid terraced property in a great location close to local schools, shops and all local amenities. The property comprises:- Lounge, dining kitchen, to the first floor there are two bedrooms and a family bathroom. To the outside there is a small walled garden area to the front and a block paved rear yard fully enclosed. The property also benefits from double glazing and gas central heating. Viewing is strongly advised to appreciate the condition and position of the property.

Inner Porch
UPVC double glazed entrance door to front, door to:

Lounge 12'6" x 12'9" (3.82m x 3.88m)
UPVC double glazed window to front, double radiator.

Kitchen/Diner 11'4" x 12'9" (3.45m x 3.88m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and ceramic tiled worktop space, 1+1/2 bowl stainless steel sink unit with single drainer mixer tap and waist disposal unit, with tiled splashbacks, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in five ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, stairs, hardwood glazed entrance door to rear, door to:

Bedroom 1 9'6" x 12'9" (2.90m x 3.88m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, double radiator, two double doors, door to:

Bedroom 2 8'8" x 12'9" (2.63m x 3.88m)
UPVC double glazed window to rear, three wardrobes with hanging rail, shelving and overhead storage, Airing cupboard, radiator, double door, door.

Bathroom
Fitted with three piece suite comprising pedestal wash hand basin, recessed shower cubicle with glass screen and low-level WC, extractor fan.

Landing
Door to:

Outside Front
Small enclosed garden area.

Outside Rear
Enclosed rear yard with patio seating area laid to decorative stone sets.

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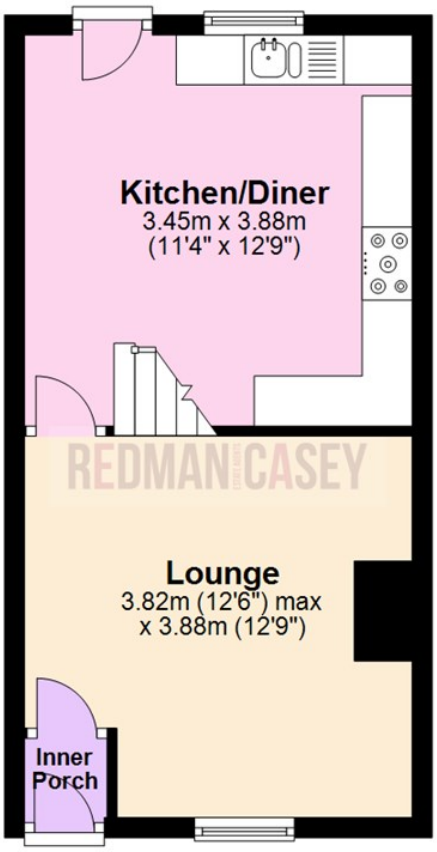
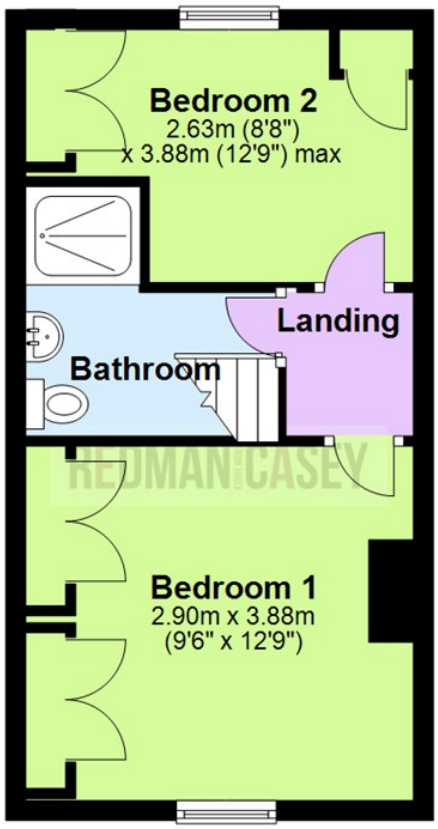
Ground Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



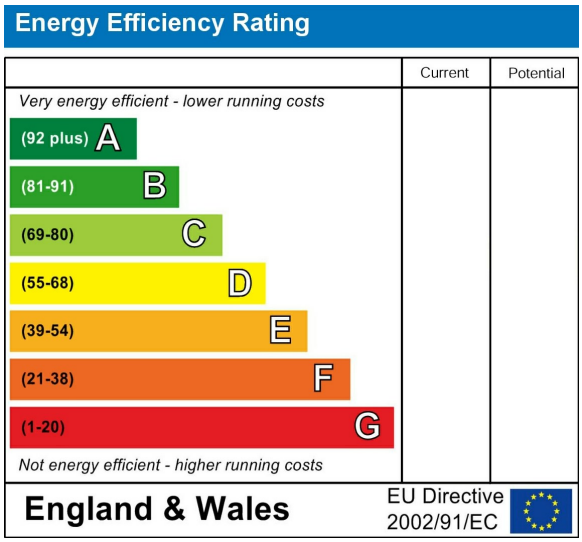
First Floor

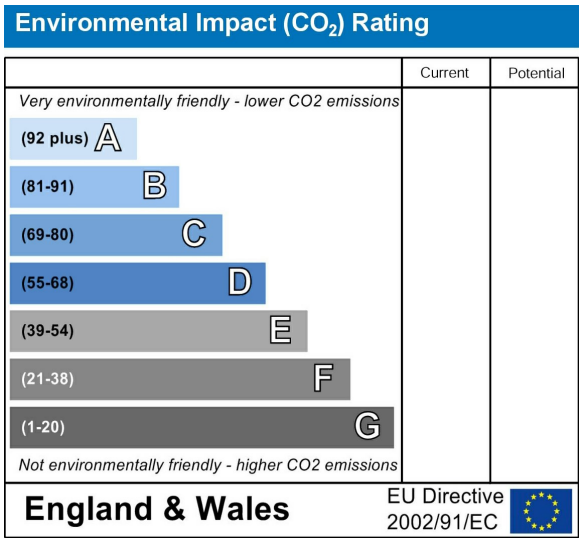
Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 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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