REDMAN CASEY ESTATE AGENTS

134 Church Street, Westhoughton, Bolton, Lancashire, BL5 3SF

Offers In The Region Of £130,000

Well presented and deceptively spacious mid terraced property, offering excellent accommodation for either a first time buyer or buy to let investor. The property has been sympathetically updated but has retained original features. Internally the properties has a spacious reception room, large kitchen diner and utility and to the first floor two generous double bedrooms and bathroom. outside there is a pleasant garden to the rear with patio and gravelled area. Viewing is essential to appreciate all that is on offer.

- Deceptively Spacious
- 2 Generous Double Bedrooms
- Ideal First Purchase
- EPC Rating D
- Fitted Dining Kitchen and Utility
- Garden to the Rear
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally situated for local amenities, shops, schools and transport network this deceptively spacious mid terraced property offers excellent accommodation, which comprises :- Entrance porch, hallway with feature stained and leaded door and original ceiling corbles, lounge, fitted dining kitchen with built in appliances. utility room. To the first floor there are two generous double bedrooms the master with fitted wardrobes, family bathroom fitted with a three piece white suite. Outside there is a private rear garden with paved patio and gravelled area, gated rear access. Viewing is essential to appreciate all that is on offer with this superb property.

Porch
Radiator, quarry tiled flooring, uPVC double glazed entrance door, Feature original door with leasded and stained glass inset and leaded and stained glass over door window to:

Hallway
Radiator, carpeted stairs to first floor landing, door to:

Lounge 12'2" x 10'5" (3.72m x 3.18m)
UPVC double glazed window to front, double radiator.

Kitchen/Diner 12'4" x 14'3" (3.75m x 4.34m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, built-in under-stairs storage cupboard, door to:

Utility 7'7" x 5'4" (2.31m x 1.63m)
Base units with worktop space, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double door to garden, door to:

Landing
Access to loft, door to:

Bedroom 1 12'2" x 14'3" (3.72m x 4.34m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving, overhead storage and drawers, fitted matching dressing table and drawers, radiator.

Bedroom 2 12'4" x 8'8" (3.76m x 2.64m)
UPVC double glazed window to rear, built-in over-stairs double wardrobe(s), radiator, double door, door to:

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Rear Garden - Enclosed by timber fencing to rear and sides, paved sun patio with gravelled area and mature flower and shrub borders, timber garden shed, rear gated access.

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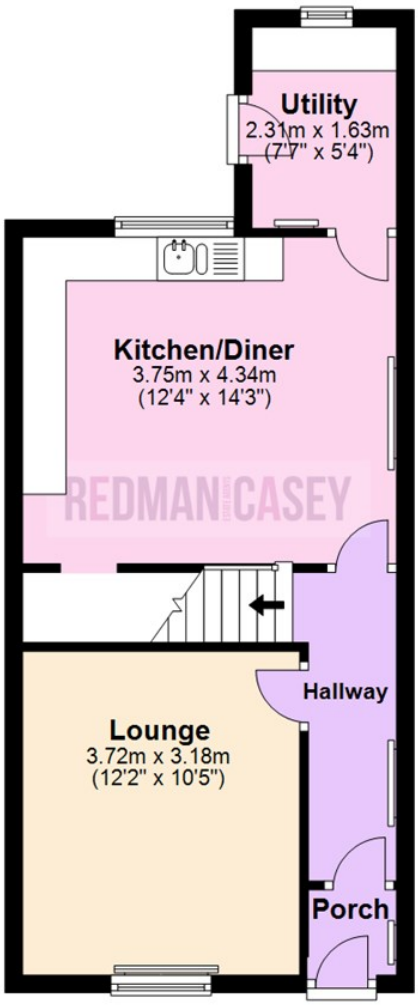
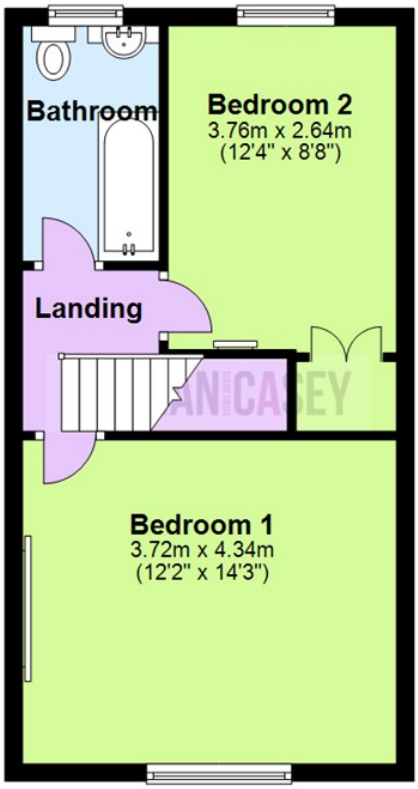
Ground Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



First Floor

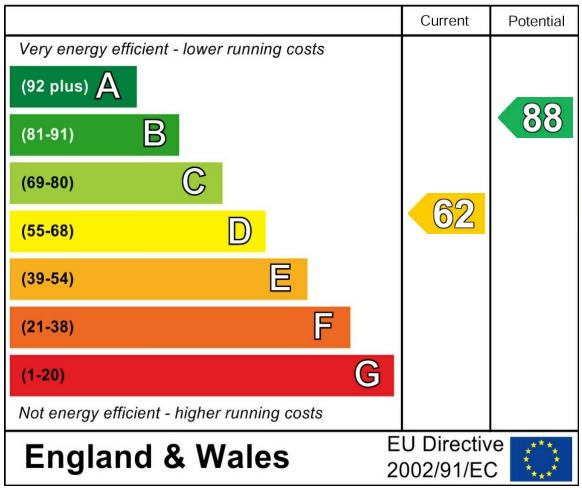
Approx. 36.6 sq. metres (393.6 sq. feet)



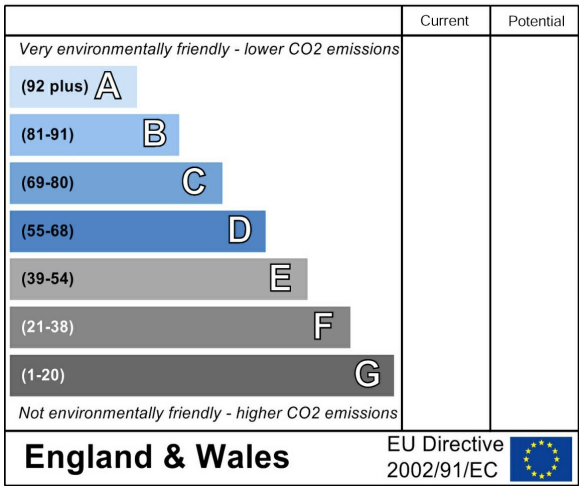
Total area: approx. 77.0 sq. metres (829.1 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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