REDMAN CASEY ESTATE AGENTS

189 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5PJ

£130,000

A spacious bay fronted terraced home offered with no chain in popular location comprising hall, lounge, dining area, fitted kitchen, landing, two double bedrooms and three piece bathroom. Externally low maintenance garden/patio areas to the front and rear. The property also benefits from having gas central heating and double glazed windows.

- No Chain
- Two Reception Areas
- Double Glazed Windows
- Two Double Bedrooms
- Gas Centrally Heated
- Close To Amenities

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A traditional bay fronted residence on Victoria road, Horwich offered with no onward chain in this popular location set within easy reach to local shops, restaurants, cafes, supermarkets in the village centre of Horwich. In addition there is access to local schools, middlebrook retail park, motorways and train station for commuting. The property is a spacious home comprising, hall, lounge, dining area, kitchen. On the upper level the landing provides access to two double bedrooms and a three piece bathroom suite. Internal inspection is highly recommended.

Hall
Radiator, oak flooring, carpeted stairs to first floor landing, door to:

Lounge 12'0" x 11'11" (3.67m x 3.62m)
UPVC double glazed bay window to front, fireplace with tiled hearth, Feature vertical radiator, oak style flooring, coving to ceiling.

Dining Room 13'2" x 12'7" (4.01m x 3.84m)
Storage cupboard, Two built-in double storage cupboards either side of chimney breast, Feature vertical radiator, oak style flooring, coving to ceiling, two double doors, open plan to lounge area, uPVC double glazed patio door, door to:

Rear Porch
Two windows to rear, door.

Kitchen 10'4" x 7'11" (3.16m x 2.41m)
Fitted with a matching range of beech effect base and eye level units with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap with tiled splash backs, plumbing for washing machine, space for fridge/freezer, space for gas range with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, slate style tiled flooring.

Landing
Doors to further accommodation from landing

Bedroom 1 12'0" x 15'9" (3.66m x 4.80m)
UPVC double glazed window to front, double radiator, coving to ceiling space for free standing or built in wardrobes, power points.

Bedroom 2 13'3" x 10'1" (4.04m x 3.07m)
UPVC double glazed window to rear, radiator, power points, space for free standing or built in wardrobes.

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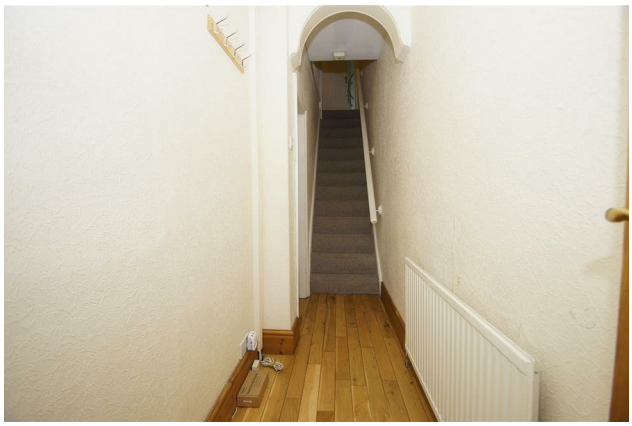
Bathroom
Fitted with three piece suite comprising panelled bath with electric shower over, curtain rail and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, built-in double storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:

Outside
To the front a low maintenance area with shrubs and foliage with path to front door and traditional brick wall to border at front

To the rear a low maintenance patio area with traditional borders.



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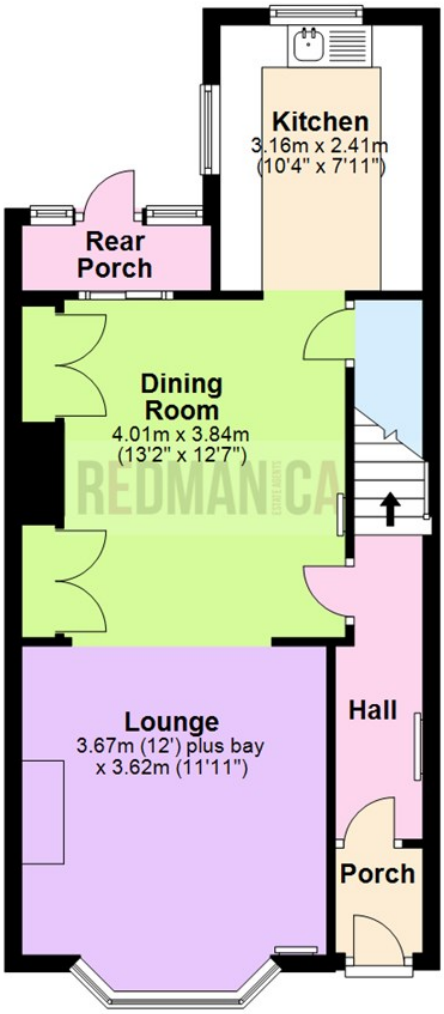
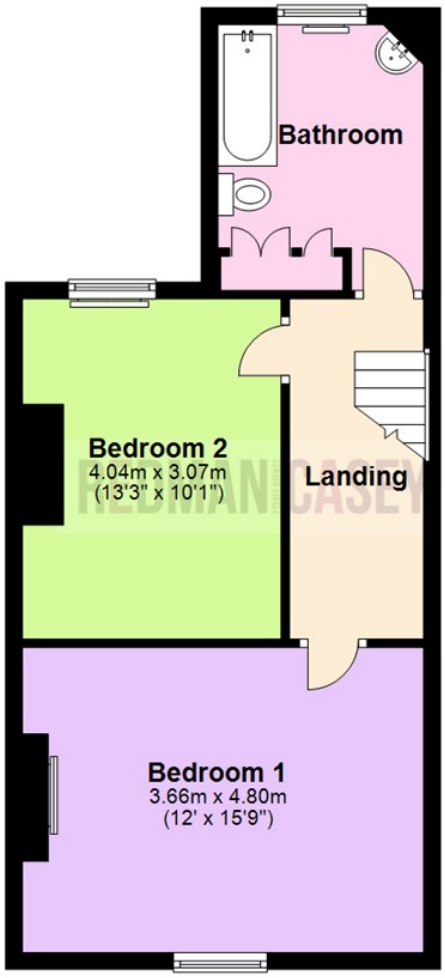
Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



First Floor

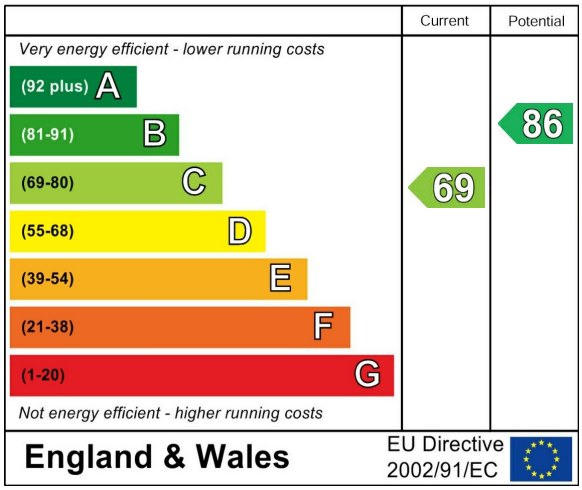
Approx. 45.2 sq. metres (486.3 sq. feet)



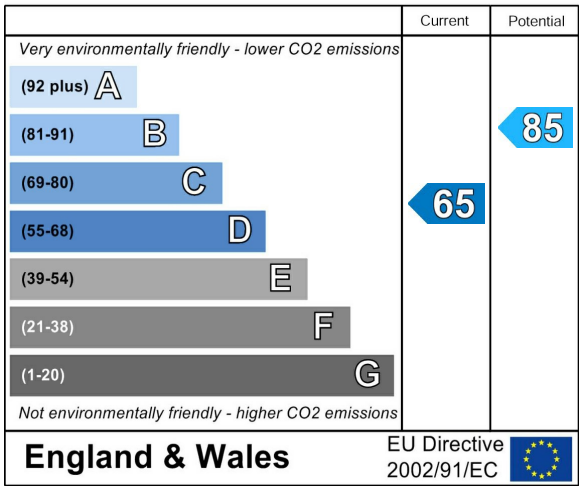
Total area: approx. 92.4 sq. metres (994.4 sq. feet)

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 gaurantee unless specifically mentioned. Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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