REDMAN CASEY ESTATE AGENTS

8 Melrose Avenue, Heaton, Bolton, BL1 5NB

£155,000

Well presented and deceptively spacious mid terraced property, ideally located for access to local amenities, schools and transport links. The property offers excellent accommodation with a spacious lounge, fitted dining kitchen fitted with modern white units, 2 generous bedrooms and modern bathroom. Small front garden and enclosed rear courtyard. Sold with no chain and vacant possession. Viewing essential to appreciate all that is on offer.

- Spacious Lounge
- 2 Generous Bedrooms
- No Chain
- EPC Rating D
- Modern Fitted Kitchen
- Modern Bathroom
- Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this highly sought after area of Heaton this mid terraced property has been improved by the current owner to provide a fantastic first home or buy to let investment. The property benefits from gas central heating and double glazing throughout and comprises : Vestibule, lounge with bay to front, fitted dining kitchen with white base and wall units. To the first floor there are two generous bedrooms and bathroom fitted with a modern white three piece suite. Outside there is a small front garden and to the rear an enclosed courtyard with patio and outside wc. Viewing is essential to appreciate the size and condition on offer and the property is sold with no chain and vacant possession.

Vestibule
UPVC double glazed entrance door, door to:

Lounge 14'6" x 13'8" (4.43m x 4.17m)
Bay window to front, living flame effect gas fire set in surround, radiator, coving to ceiling, door to:

Kitchen/Diner 13'2" x 13'8" (4.02m x 4.17m)
Fitted with a matching range of white base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built in oven with four burner hob over, uPVC double glazed bay window to rear, built-in under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor landing, part glazed door to rear.

Landing
Door to:

Bedroom 1 12'5" x 13'8" (3.79m x 4.17m)
UPVC double glazed window to front, radiator.

Bedroom 2 13'2" x 8'8" (4.01m x 2.63m)
UPVC double glazed window to rear, radiator.

Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear, laminate flooring, ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall with shrub borders.
Rear courtyard enclosed by brick wall to rear and sides, paved patio, rear gated access, outside wc.

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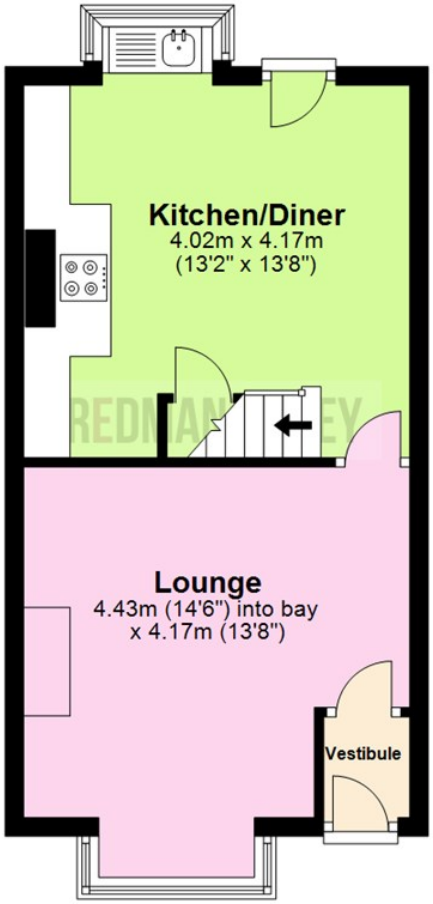
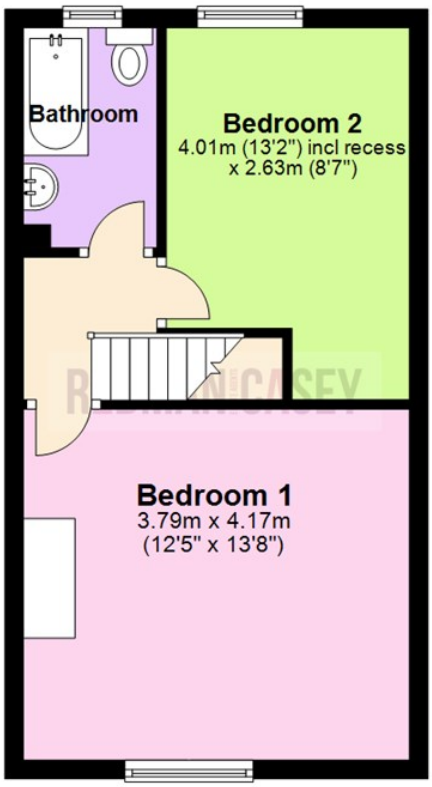
Ground Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



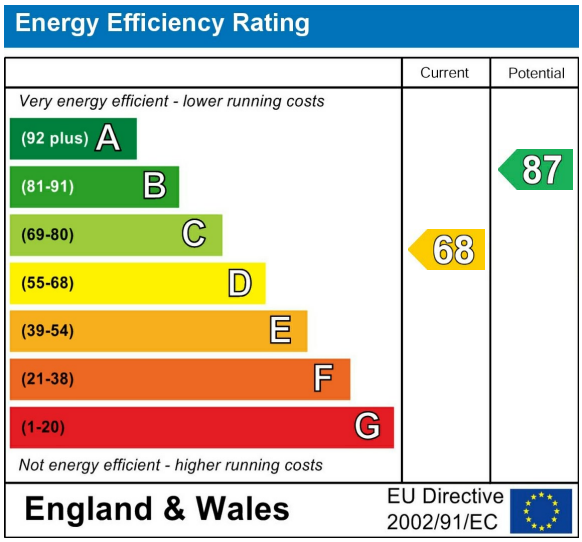
First Floor

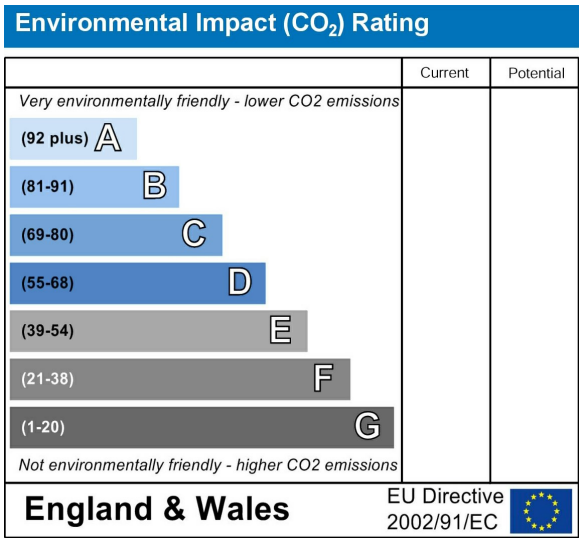
Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 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.





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