REDMAN CASEY ESTATE AGENTS

10 Crosby Road, Heaton, Bolton, BL1 4EL

Offers In The Region Of £145,000

Well presented and improved 2 bedroom 2 reception room mid terraced property offering excellent accommodation with large lounge, dining room, fitted kitchen 2 bedrooms and modern bathroom fitted with a white 3 piece suite. Ideally located for access to local amenities, shops, schools and Bolton town centre, Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

- 2 Bedroom Mid Terrace
- Fitted Modern Kitchen
- No Chain
- EPC Rating C
- 2 Reception Rooms
- Three Piece White 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 popular area of Heaton this two bedroom mid terraced property offers excellent accommodation for a first time buyer, down sizer or buy to let investor. The property has been redecorated and carpeted throughout and offers generous accommodation which comprises: Porch, lounge, dining room and fitted kitchen, two bedrooms and bathroom fitted with a modern white 3 piece suite. Outside there are gardens to the front and an small enclosed courtyard to the rear with concrete hardstanding. Sold with no chain and vacant possession the property benefits from gas central heating and double glazing, viewing essential to appreciate all that is on offer.

Vestibule
UPVC double glazed entrance door, door to:

Lounge 15'11" x 12'11" (4.85m x 3.94m)
UPVC double glazed window to front, radiator, coving to ceiling, open plan, door to:

Dining Room 10'8" x 12'11" (3.26m x 3.94m)
Radiator, stairs, open plan, door to:

Kitchen 9'6" x 11'10" (2.90m x 3.61m)
Fitted matching cream base and eye level units with drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 13'6" x 12'11" (4.11m x 3.94m)
UPVC double glazed window to front, radiator.

Bedroom 2 13'3" x 6'4" (4.04m x 1.93m)
UPVC double glazed window to rear, boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door with gravelled area.
Rear, enclosed by brick wall rear and sides, rear gated access, concrete hard standing.

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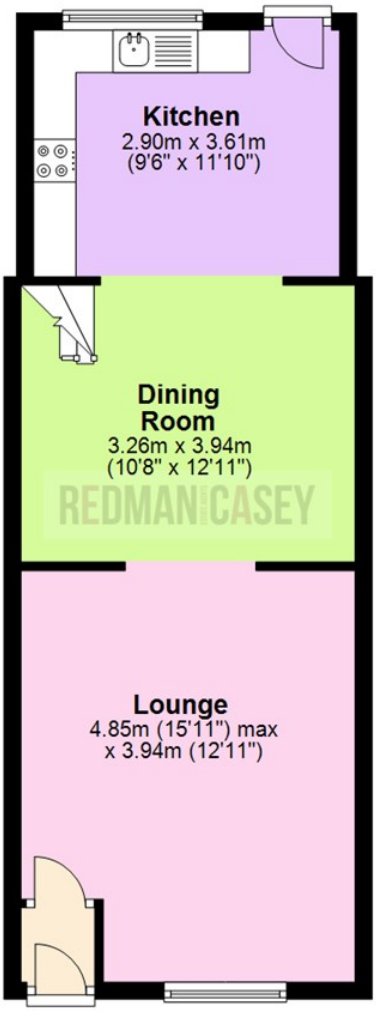
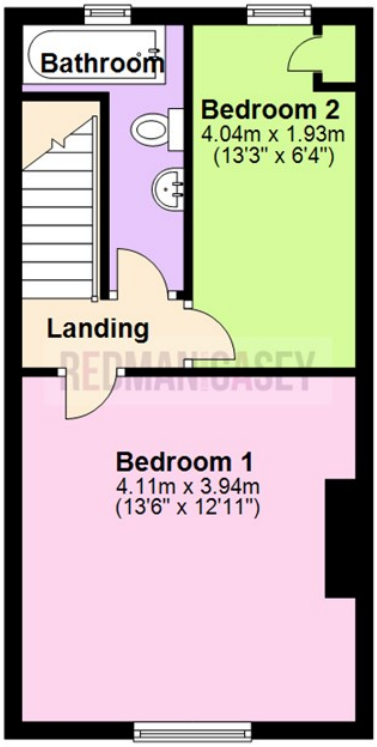
Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor

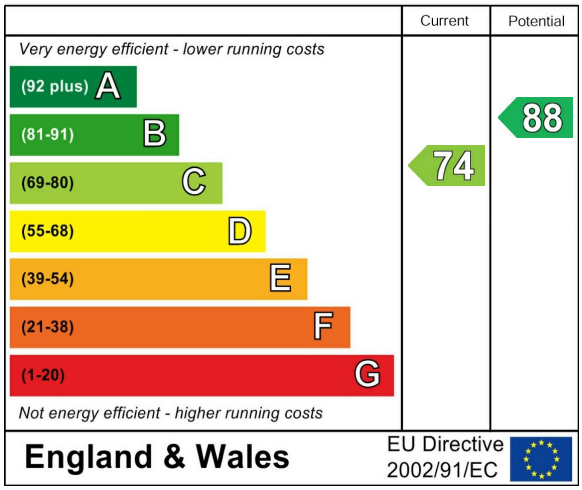
Approx. 32.5 sq. metres (349.8 sq. feet)



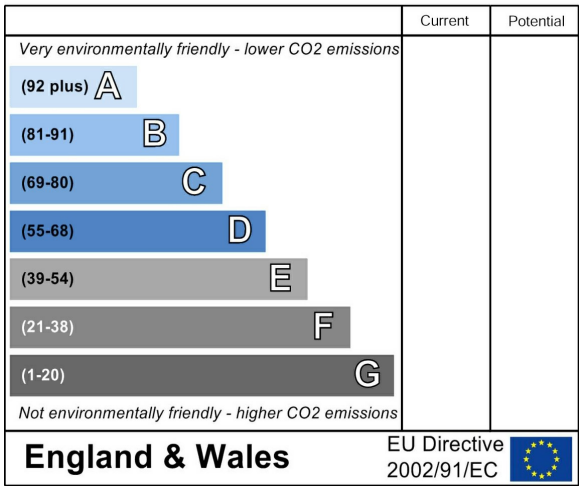
Total area: approx. 75.7 sq. metres (814.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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