REDMAN CASEY ESTATE AGENTS

620 Chorley New Road, Horwich, Bolton, BL6 6EX

Offers In The Region Of £165,000

Deceptively spacious three bedroom mid town house. Requiring some updating, this a fantastic opportunity for someone to put their own stamp on a property. Accommodation over three floors making excellent use of the lower ground floor some or all of the garage could be converted create extra living space. Large open plan lounge diner with kitchen off. three bedrooms and bathroom to first floor. The property also benefits from parking to front and rear along with an enclosed garden are to the rear. Sold with no chain and vacant possession,

- No Chain
- Enclosed Garden to rear
- Open Plan Lounge/Diner
- 3 Bedrooms/3 Storey Accommodation
- Garage underneath

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Ideally located for access to local shops, schools, transport links for both road and rail to Manchester and Preston and the Middlebrook retail park. The property offers excellent accommodation set over 3 floors which comprises : Entrance hall, lounge open plan into dining area, kitchen, hallway leading to lower ground floor, utility room and garage. To the first floor there are three bedrooms and bathroom. Outside there is a open plan parking to the front and to the rear there is further off road parking and paved garden area. Sold with no chain and benefitting from gas central heating (new boiler installed 2022) and double glazing throughout, the property must be viewed to be appreciated.

Entrance Hall
Radiator, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 13'7" x 13'1" (4.14m x 3.98m)
UPVC double glazed window to front, wall mounted gas fire, radiator, coving to ceiling, open plan, door to:

Dining Area 12'4" x 8'7" (3.76m x 2.62m)
UPVC double glazed window to rear, radiator, coving to ceiling, door to:

Kitchen 9'1" x 7'5" (2.77m x 2.25m)
Base and eye level cupboards with complementary worktop space, stainless steel sink unit with single drainer with tiled splashbacks, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, double radiator.

Hall
Stairs to lower ground floor

Hallway
Built-in under-stairs storage alcove, open plan to Utility, door to:

Garage
integral garage with power and light connected, up and over door to front.

Utility 8'8" x 7'5" (2.64m x 2.27m)
Plumbing for washing machine, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to rear garden.

Landing
Door to:

Bedroom 1 13'3" x 9'7" (4.04m x 2.93m)
UPVC double glazed window to rear, radiator.

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Bedroom 2 12'11" x 8'4" (3.94m x 2.54m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 3 9'3" x 7'7" (2.81m x 2.32m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, sliding door, door to:

Bathroom
Fitted with piece coloured suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, radiator, vinyl tiled flooring.

Outside
Open plan frontage with extensive paved driveway.
Rear garden, paved sun patio, enclosed by timber fencing to sides, rear vehicular access, to front of garage with off road parking for one car.

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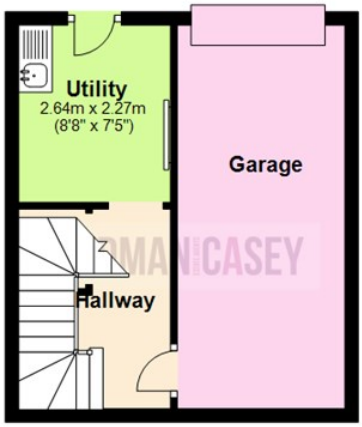
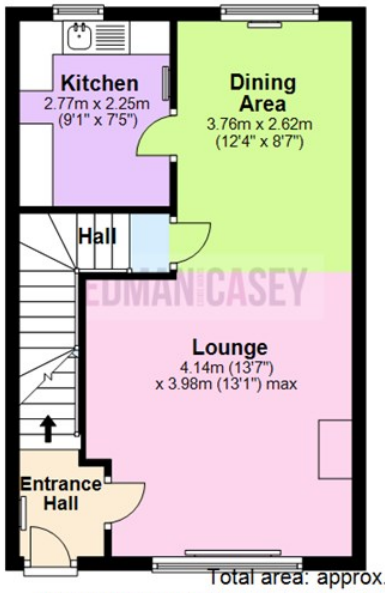
Lower Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



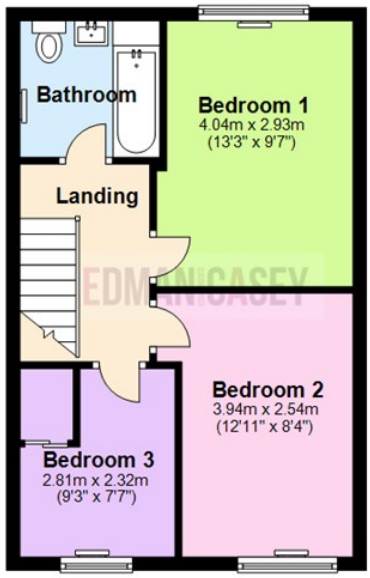
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 107.7 sq. metres (1159.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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