REDMAN CASEY ESTATE AGENTS

43 Morris Green Lane, Morris Green, Bolton, Greater Manchester, BL3 3JD

£79,900

Reduced A mid terraced house extended, 2 reception rooms, 2 bedrooms, rear yard, three piece bathroom, no chain, kitchen, gas centrally heated, double glazed windows, ideal first time buy or buy to let opportunity previously achieving over £400 per month with early viewing essential.

- 2 Bedrooms
- No Chain
- Gas Centrally Heated
- 2 Reception Rooms
- Close To Town Centre
- Double Glazed Windows

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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ReducedSet closer to the town centre of Bolton bustling with amenities, shops, restaurants, vibrant centre living with access to University, motorways, rail and bus links this mid terraced residence offered with no onward chain comprising lounge, dining room, kitchen, landing 2 bedrooms and a three piece bathroom suite. The property also benefits from gas central heating and double glazed windows and offered with no onward chain and was previously let at over £400 PCM and would benefit a buy to let investment or first time buy opportunity.

Lounge 14'0" x 12'8" (4.26m x 3.86m)
Entrance vestibule, laminate flooring, double glazed window to front elevation, power points, wall mounted radiator, fireplace, door to second reception area.

Dining Room 10'4" x 12'8" (3.15m x 3.86m)
Access from the lounge, double doors lead to kitchen, stairs rise to upper level, under stairs storage, laminate flooring, ample space for dining, frosted window, power points, wall mounted radiator.

Kitchen 6'8" x 12'8" (2.03m x 3.86m)
Access from the dining room to kitchen with wall and base units, contrasting work surfaces, splash back tiling, power points, single drainer sink, space for cooker, door to rear, window to rear, plumbed for washer.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 11'5" x 12'6" (3.49m x 3.82m)
Good sized double room with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window to front aspect.

Bedroom 2 10'0" x 8'1" (3.06m x 2.46m)
Accessed off the landing with double glazed window to rear, wall mounted radiator, wall mounted gas fired central heating boiler.

Bathroom
Three piece suite with panelled bath, low level W.C., vanity wash basin, splash back tiling, cupboard, frosted window, wall mounted radiator.

Outside
Garden style area to front with access from kitchen to rear providing a low maintenance yard area.

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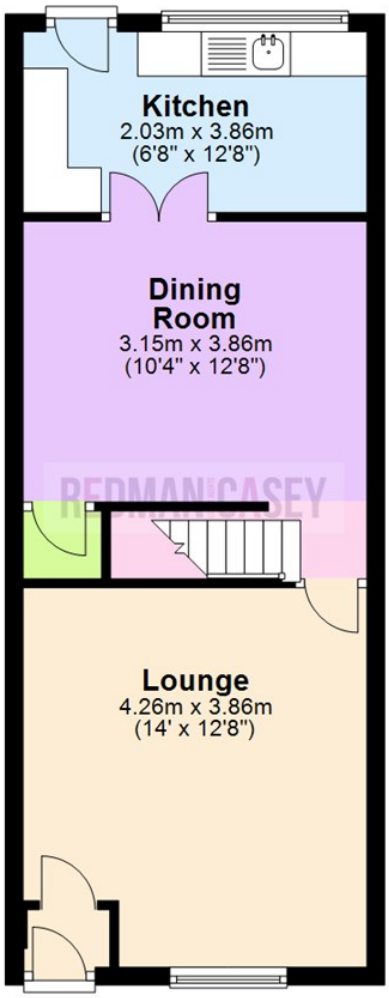
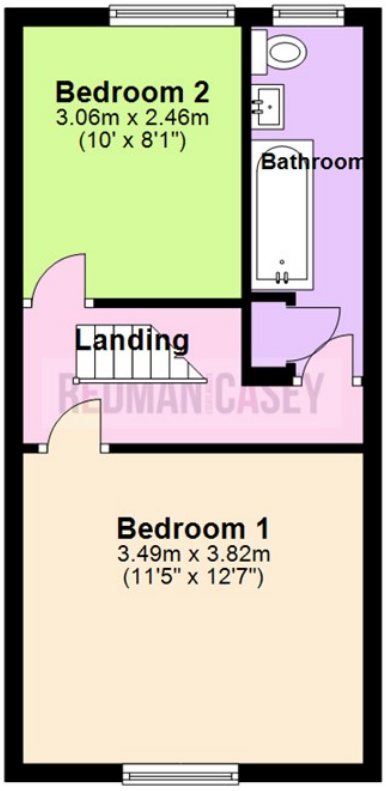
Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



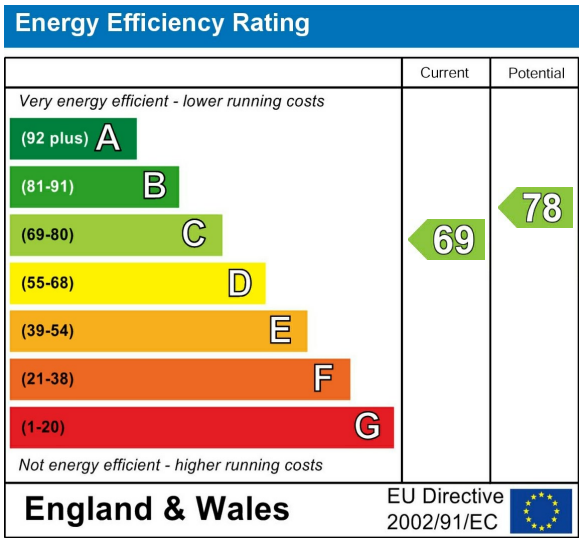
First Floor

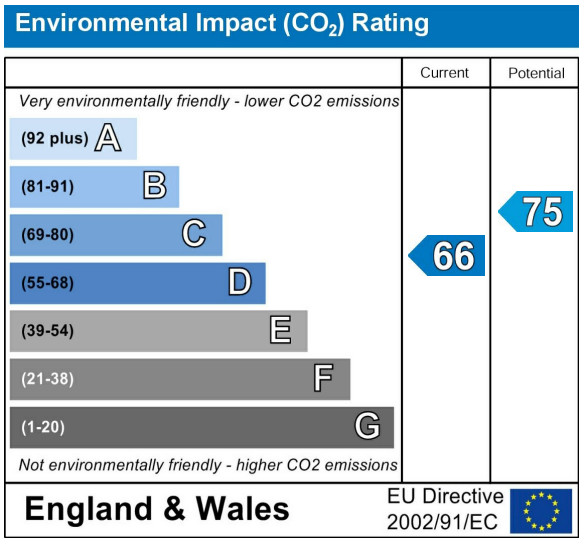
Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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