REDMAN CASEY ESTATE AGENTS

10 Grace Street, Horwich, Bolton, Lancashire, BL6 7PP

Offers Over £119,995

Well presented mid terraced property offering excellent accommodation for a first time buyer or buy to let investor. Ideally located for access to Horwich town centre, shops and amenities along with local schools and transport links. Viewing is highly recommended to appreciate all that is on offer.

- 2 Generous Bedrooms
- Fitted Dining Kitchen
- Double Glazed
- Ideal First Purchase
- EPC Rating C
- Spacious Lounge
- Gas Central Heated
- Viewing Essential
- Buy To Let Opportunity

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated within easy access of all Horwich town centre amenities this two bedroom mid terraced property will make an ideal first purchase or buy to let investment, benefiting from gas central heating and double double glazing the property comprises :- Lounge, fitted dining kitchen with built in appliances, to the first floor there are two bedrooms and bathroom fitted with a three piece white suite. outside there is a courtyard area with paved and gravel patio. Viewing is highly recommended to appreciate all that is on offer.

Lounge 12'0" x 12'11" (3.67m x 3.93m)
UPVC double glazed window to front, double radiator, uPVC double glazed entrance door, double door to:

Kitchen/Diner 12'8" x 12'11" (3.85m x 3.93m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted range with extractor hood over, double glazed window to rear, double radiator, laminate tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing with feature timber handrail and wrought iron spindles, uPVC double glazed french doors to garden.

Landing
Radiator, door to:

Bedroom 1 12'0" x 12'11" (3.67m x 3.93m)
UPVC double glazed window to front, radiator.

Bedroom 2 12'9" x 6'10" (3.89m x 2.08m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, half height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear, Feature coloured glass brick window to landing.

Outside
Rear courtyard, enclosed by brick wall to rear and sides, rear gated access, gravelled and paved hard standing.

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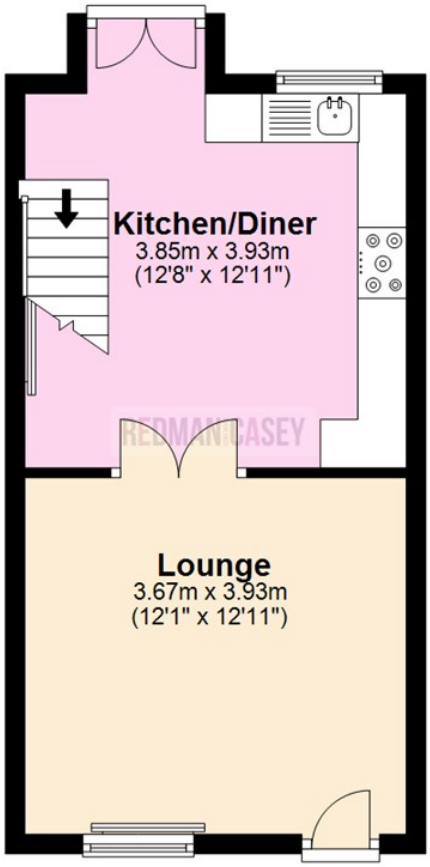
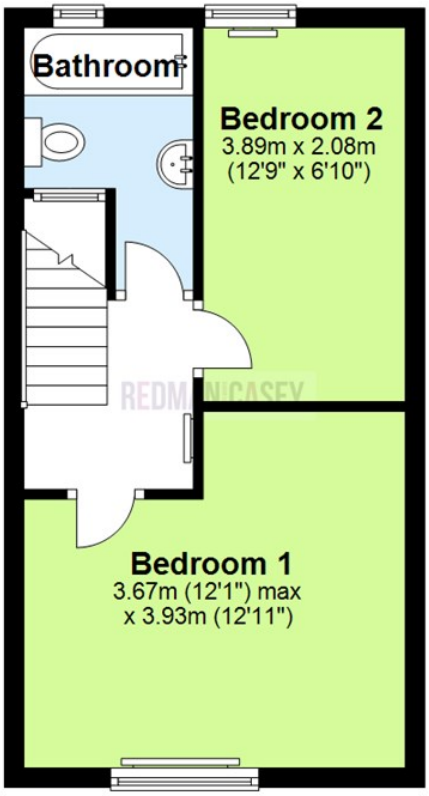
Ground Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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		
England & Wales	EU Directive 2002/91/EC	

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