REDMAN CASEY ESTATE AGENTS

25 Lincoln Road, Heaton, Bolton, Lancashire, BL1 4HR

£92,000

An ideal first time buy or buy to let property offered with no onward chain, lounge, kitchen diner, two bedrooms, three piece bathroom, gas centrally heated, double glazed windows, close to amenities, good decorative order throughout with internal inspection recommended.

- 2 Bedrooms
- Good Decorative Order Throughout
- Double Glazed Windows
- No Chain
- Gas Centrally Heated
- Lounge & Kitchen Diner

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

Situated on Lincoln road in Heaton this mid terraced home offered with no onward chain in good decorative order throughout briefly comprising, lounge, kitchen diner, two bedrooms and three piece bathroom suite. Externally there is a garden/patio to the front and a yard area to the rear. Amenities are to hand as well as easy access to Bolton town centre and good commuting links and access to the motorway. An ideal first time buy or buy to let opportunity with early viewing recommended.

Lounge 12'0" x 12'3" (3.66m x 3.73m)
Double glazed window to front, power points, wall mounted radiator, door to kitchen diner.

Kitchen/Diner 13'7" x 12'3" (4.13m x 3.73m)
Access from the lounge to kitchen diner with a range of wall and base units with contrasting work surfaces, splash back tiling, integrated oven and grill with four hob gas burner with extractor over, inset sink, double glazed window to rear, stairs rise to upper level, door to rear, plumbed for washing facilities.

Bedroom 1 12'2" x 12'3" (3.70m x 3.73m)
Good sized double bedroom with double glazed window to front aspect, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 2 8'1" x 7'6" (2.46m x 2.29m)
Accessed off the landing with double glazed window, power points, wall mounted radiator.

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

Outside
To the front a garden and patio area with brick wall to border

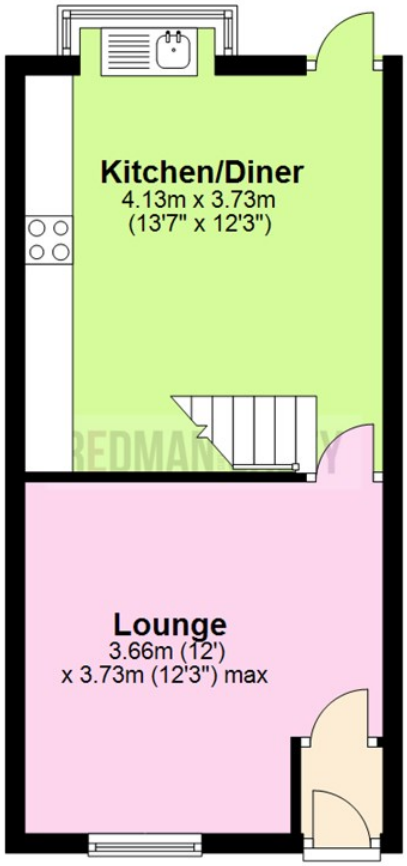
To the rear a traditional yard.

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

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

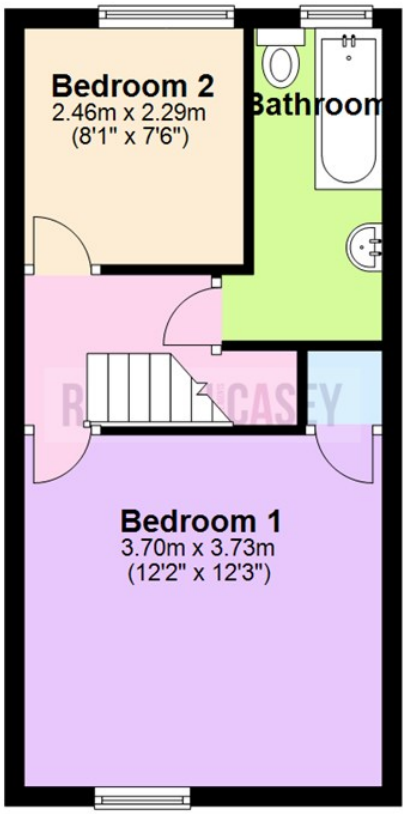
Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



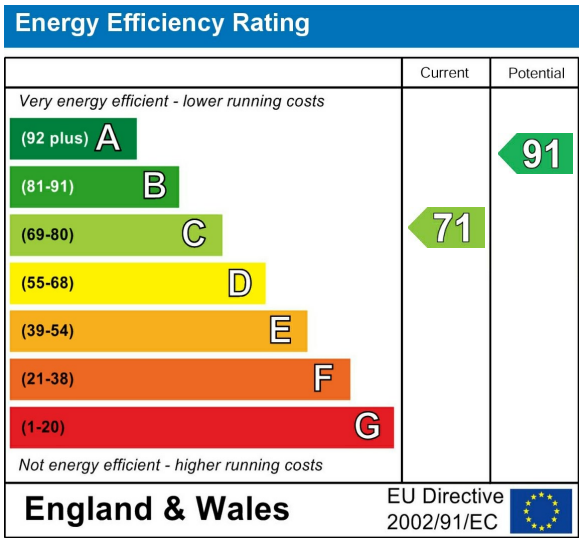
First Floor

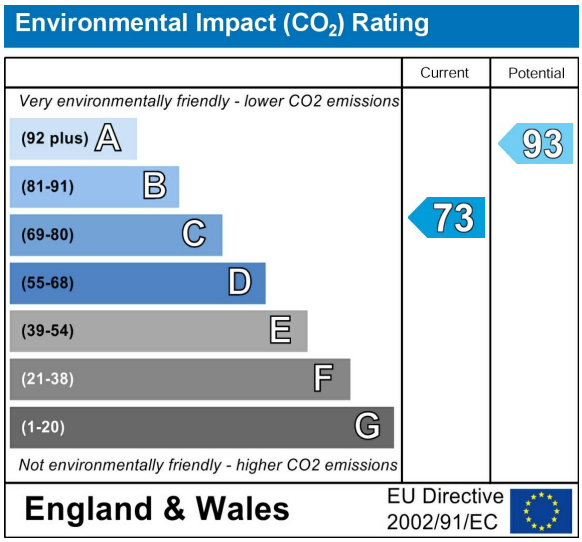
Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 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.





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