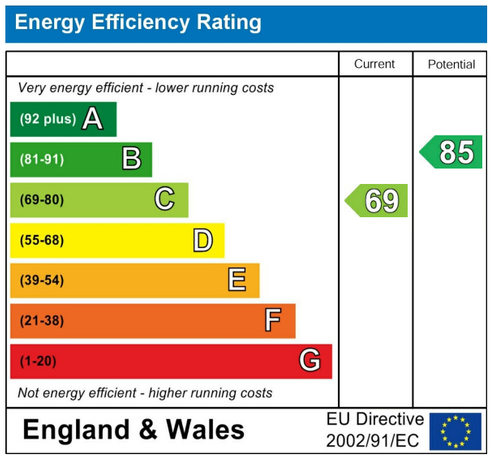
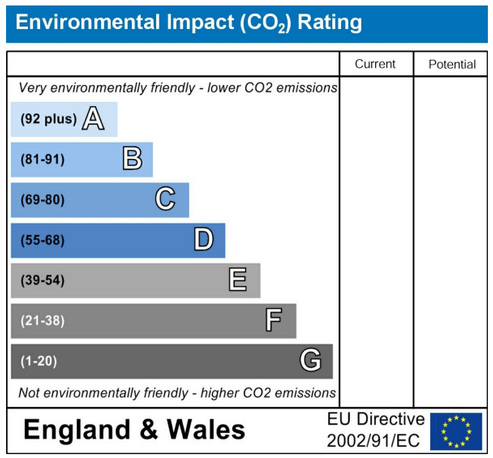
Total area: approx. 98.5 sq. metres (1059.7 sq. feet)

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 guarantee unless specifically mentioned. Plan produced using PlanUp.





REDMAN CASEY ESTATE AGENTS

4 Rigby Lane, Bradshaw, Bolton, Greater Manchester, BL2 3EQ

Deceptively spacious two double bedroom and two reception room terraced house offers excellent family accommodation with potential to re-arrange to create three bedrooms. The property is Ideally located for access to local shops schools and railway station. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Offers In The Region Of £190,000

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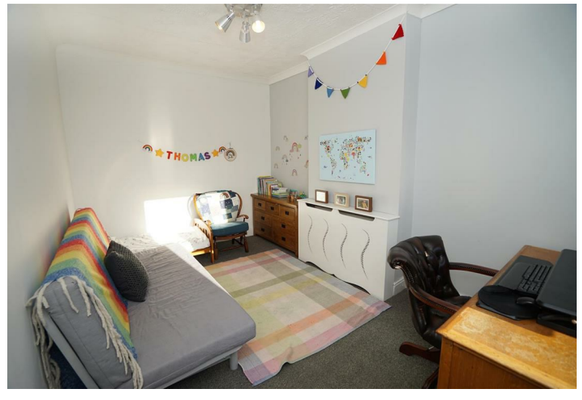

Superbly presented and deceptively spacious two bedroom terrace situated in highly desirable area of Bradshaw. ideally located just off Turton Road and less than half a mile from Turton High School, Bromley Cross train station,with links running into Bolton, Blackburn and Manchester. Surrounding areas with local amenities including Jumbles Country Park, supermarkets and various other amenities in Bromley Cross and Harwood village, all within easy access of the property. The property comprises :- entrance porch, spacious lounge and separate dining room, superb fitted kitchen with built in and integrated appliances. To the first floor there are two generous double double bedrooms with the potential to split into three if required and a superb four piece family bathroom, low maintenance rear courtyard with brick built storage building. the property also benefits from double glazing and gas central heating. The property is being offered for sale with the added benefit of no onward chain. Viewing is essential to appreciate all that is on offer

Porch
Ceramic tiled flooring, uPVC double glazed entrance door, door to:

Lounge
14'0" x 15'6" (4.26m x 4.72m)
UPVC double glazed leaded window to front, coal effect gas fire (currently disconnected) set in marble Adam style surround and marble inset and hearth, double radiator, laminate flooring, picture rail, decorative coving to ceiling, double door to:

Dining Room
14'11" x 15'6" (4.55m x 4.72m)
UPVC double glazed window to rear, ornamental feature fireplace with cast iron surround, built-in under-stairs storage cupboard with space for tumble dryer and fridge freezer with water point for ice maker, double radiator, laminate flooring, picture rail, coving to ceiling, carpeted stairs to first floor landing, double door, double door to:

Kitchen
9'5" x 8'3" (2.87m x 2.52m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, laminate tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden.

Landing
Double radiator, door to:

Bedroom 1
14'0" x 15'6" (4.27m x 4.72m)
UPVC double glazed leaded window to front, double radiator.

Bedroom 2
15'1" x 9'7" (4.60m x 2.92m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with shower fed directly from the Combi boiler over and low-level, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, brick paved path leading to front entrance door with flower and shrub borders with slate chippings. Rear, paved sun patio, enclosed by brick wall and timber fencing to rear and sides, rear gate, outside cold water tap, courtesy lighting, brick-built storage shed with power and light connected.

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