REDMAN CASEY ESTATE AGENTS

35 Leicester Avenue, Horwich, Bolton, Greater Manchester, BL6 5QX

Offers In The Region Of £125,000

This two bedrooms terrace property is within walking distance of Horwich Town Centre and all its amenities including shops, schools and bars. The property briefly comprises of an entrance hall, lounge, dining room and fitted kitchen. To the first floor there are two double bedrooms and a four piece bathroom suite and to the rear there is an enclosed yard with a seating area and a shed. View early to avoid disappointment.

- Two Bedrooms
- Walking Distance of Horwich Centre
- Ideal 1st Purchase
- EPC Rating -D
- Two Reception Rooms
- Four Piece Bathroom
- Close to Motorway Network

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Ideal first time purchase or buy to let investment (currently let at £525 pcm would now be £550 -575pcm) The property offers spacious accommodation with two large reception rooms, fitted kitchen , two double beds (opportunity to make into 3 beds) and a large bathroom with 4 piece suite. Outside there are a small frontage and enclosed rear courtyard. Viewing is essential to appreciate all that is on offer.

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

Hall
Radiator, laminate flooring, dado rail, coving to ceiling, stairs to first floor landing, door to:

Lounge 16'10" x 10'2" (5.13m x 3.10m)
UPVC double glazed box window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, radiator, laminate flooring, dado rail, coving to ceiling.

Living Room 17'5" x 11'3" (5.31m x 3.42m)
Fitted fireplace with timber surround and marble effect inset and hearth, radiator, uPVC double glazed doors to rear, door to:

Cupboard
Built-in under-stairs storage cupboard.

Kitchen 10'7" x 7'4" (3.23m x 2.23m)
Base and eye level cupboards with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed door to rear.

Landing
Built-in storage cupboard, door to:

Bedroom 1 14'4" x 14'1" (4.36m x 4.29m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, twoStorage cupboard, radiator, dado rail, coving to ceiling, two double doors, door to:

Bedroom 2 15'2" x 8'9" (4.63m x 2.67m)
UPVC double glazed window to rear, radiator, dado rail, coving to ceiling.

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Bathroom
Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure with electric shower over and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside
Frontage, enclosed by dwarf brick wall to front and sides, pathway leading to front entrance door with gravelled area. Rear garden, enclosed by retaining brick wall and timber fencing to rear and sides, large paved sun patio, rear gated access, timber garden shed.

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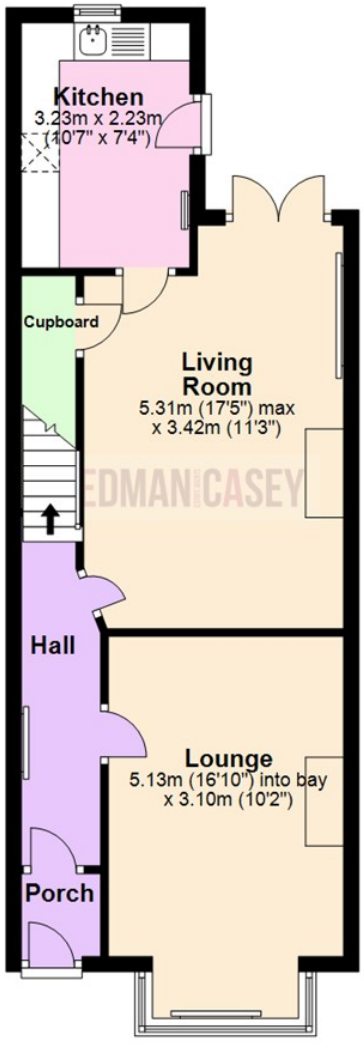
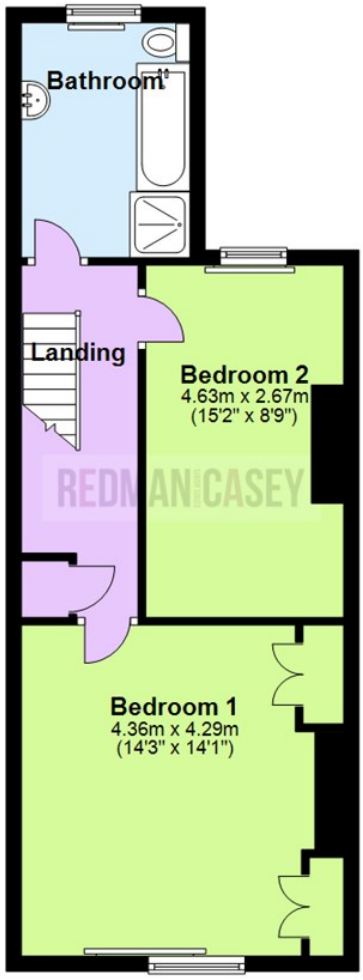
Ground Floor
Approx. 47.5 sq. metres (511.6 sq. feet)



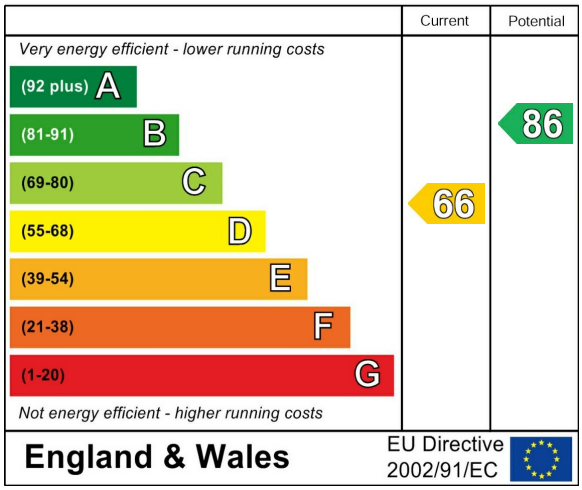
First Floor
Approx. 46.1 sq. metres (496.5 sq. feet)



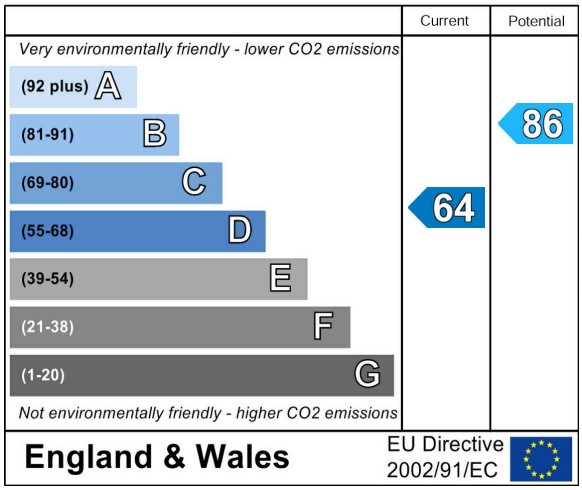
Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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