REDMAN CASEY ESTATE AGENTS

19 Angelbank, Horwich, Bolton, BL6 5GX

Offers Over £120,000

Two bedroom first floor apartment situated on a modern and desirable small development, Close to local shops, schools, local amenities and close to railway station. Currently rented on a AST at £725 PCM. But can be sold with vacant possession and no onward chain. This spacious two bed apartment offers spacious accommodation and is highly recommended for viewing to appreciate both the location and condition that is on offer.

- Two Bedroom
- Double Glazing
- EPC Rating C
- Central Heating
- 1st Floor
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom apartment located on a modern and very desirable development. Close to local shops, schools, amenities, rail and motorway links and very close to Rivington Country Park. The property comprises:- Entrance Hall, lounge diner, kitchen. Two bedrooms and a family bathroom. This spacious apartment benefits from double glazing, gas central heating and is currently let on a AST at £725 PCM. But can be sold with vacant possession The service charge is £108 per calendar month.
This charming modern apartment is recommended for viewing to appreciate both the location and condition.

Entrance Hall
Radiator, door to:

Lounge 14'6" x 10'8" (4.42m x 3.25m)
UPVC double glazed window to front, double radiator, two wall lights, coving to ceiling, open plan to:

Dining Area 7'9" x 9'1" (2.35m x 2.76m)
UPVC double glazed window to front, double radiator, open plan to:

Kitchen 8'8" x 6'10" (2.64m x 2.09m)
Fitted with a matching range of light oak fronted base and eye level units with contrasting worktop space over, wine rack, stainless steel sink unit with single drainer and mixer tap with stainless steel mixer tap and tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear.

Bedroom 1 11'7" x 11'7" (3.52m x 3.53m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, vanity mirror, bedside cabinets and drawers, radiator, door to:

Bedroom 2 8'8" x 9'3" (2.64m x 2.81m)
Window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted dressing table and drawers, radiator.

Bathroom
Four piece modern white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower over and low-level WC, half height ceramic to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, door to:

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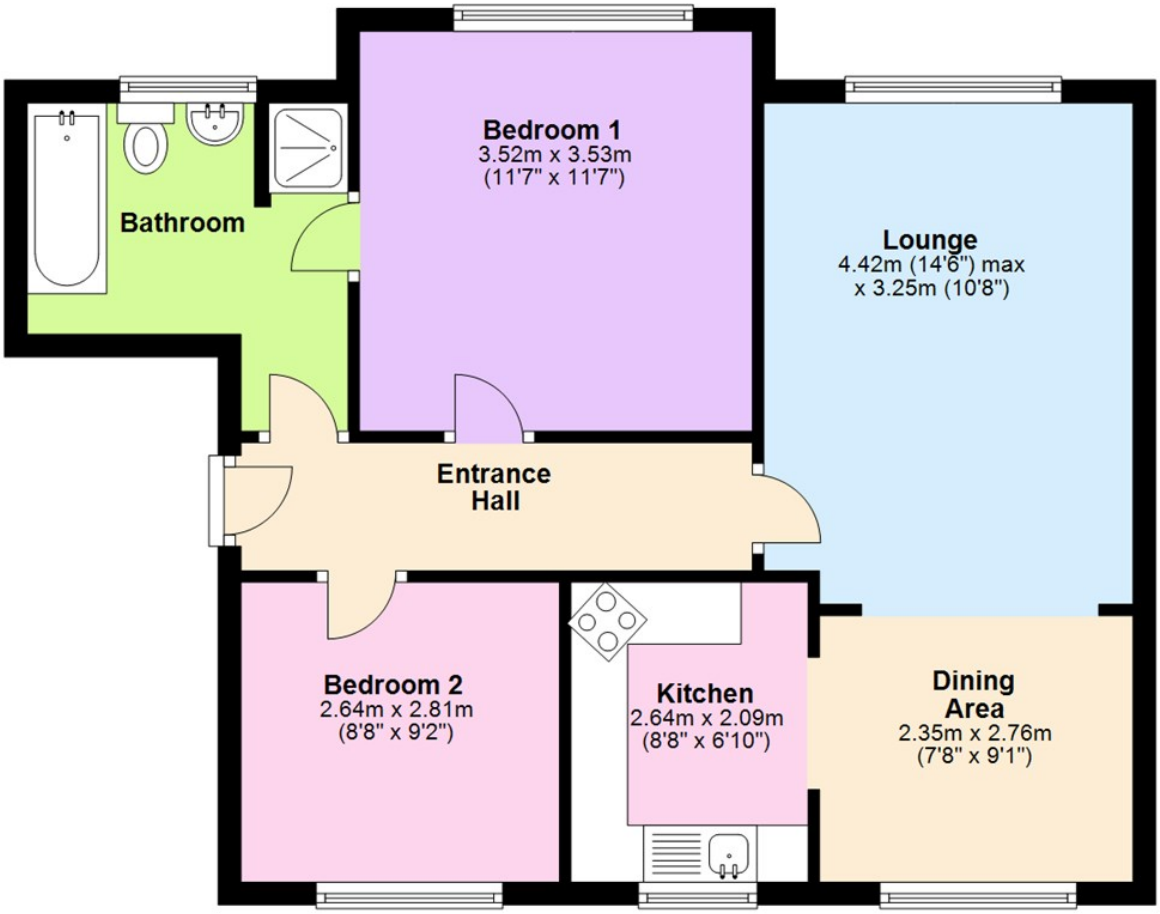
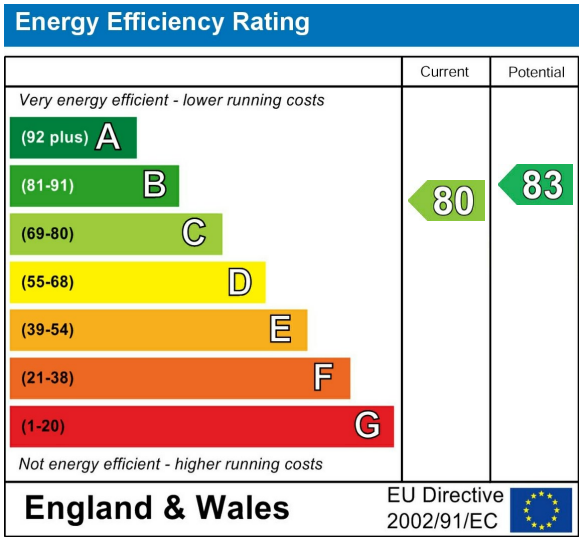
First Floor

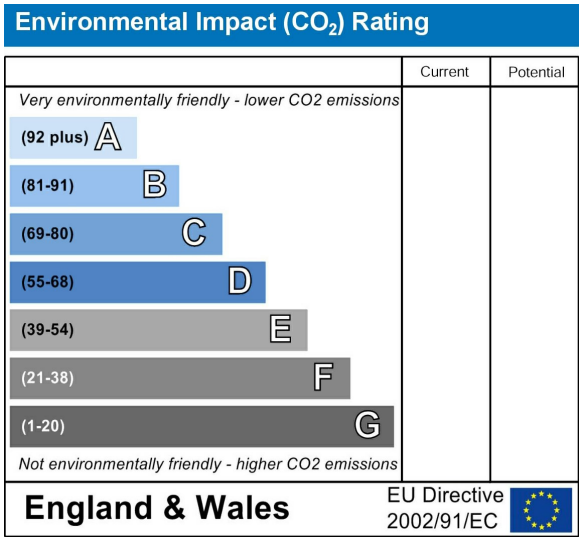
Approx. 60.2 sq. metres (648.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 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.





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