REDMAN CASEY ESTATE AGENTS

29 Holmfield Green, Bolton, Lancashire, BL3 4RA

£150,000

Two bedroom quasi semi detached property situated in a residential location close to local schools, shops, local amenities and great access to M61 motorway. This property is to be sold with vacant possession and no onward chain. This spacious property benefits from double glazing gas central heating enclosed garden area to rear and storage space in the property. Viewing advised to appreciate the condition and position of the property.

- Two Bedroom
- No Onward Chain
- Enclosed Rear Garden
- Vacant Possession
- Gas Central Heating
- Double Glazing

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented two bedroom Quasi Semi Detached property situated in a great residential location, close to local schools, shops, all local amenities and good access to M61 motorway. This property comprises:- Entrance hall, lounge kitchen diner, inner hallway and storage. To the first floor there are two double bedrooms, separate WC and a family bathroom. To the outside there is a garden to the front and an enclosed rear garden with mature planting lawn and patio seating area. Also benefiting from double glazing and gas central heating. This property is to be sold with vacant possession and no onward chain. We highly recommend this property for viewing to appreciate the condition and position of the property.

Entrance Hall
Opaque glazed window to front, radiator, stairs, door to Storage cupboard, door to:

Lounge 11'6" x 11'10" (3.51m x 3.60m)
UPVC double glazed window to front, coal effect gas fire set in feature wooden surround, double radiator.

Kitchen/Dining Room 7'9" x 14'10" (2.36m x 4.52m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, gas oven, uPVC double glazed window to rear, radiator, double radiator, door to:

Inner Hallway
Metal double glazed opaque entrance door to rear.

Bedroom 1 9'8" x 15'2" (2.94m x 4.62m)
UPVC double glazed window to front, radiator, twodouble door to Storage cupboard, bi-fold door to Storage cupboard.

Bedroom 2 10'0" x 9'1" (3.04m x 2.78m)
UPVC double glazed window to rear, radiator.

Landing
Door to:

WC
UPVC double glazed window to rear, low-level WC, tiled splashback.

Bathroom
Two piece suite comprising deep panelled bath, pedestal wash hand basin and shower with over and curtain rail, tiled surround, uPVC frosted double glazed window to rear, radiator.

Outside Front
Garden to front with paved path leading to front door.

Outside Rear

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Enclosed rear garden with mature planting lawn area and patio seating area.

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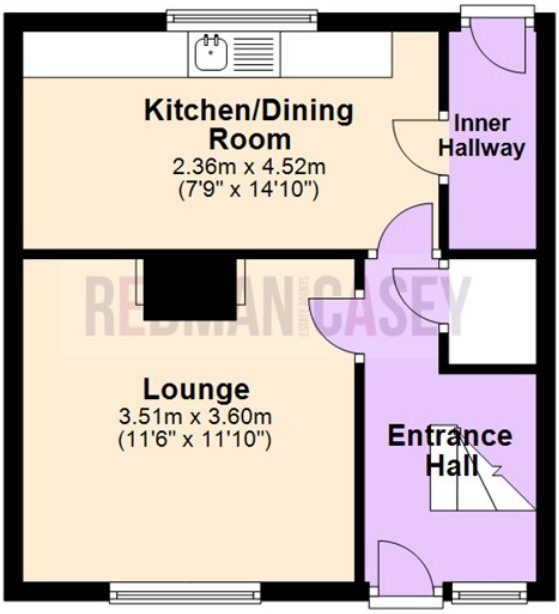
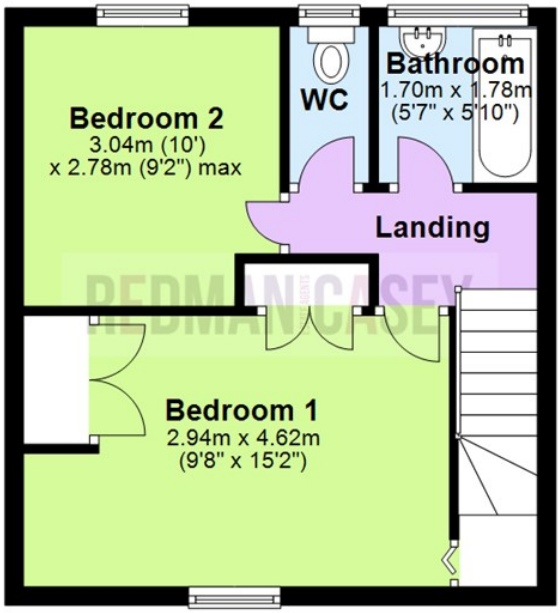
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



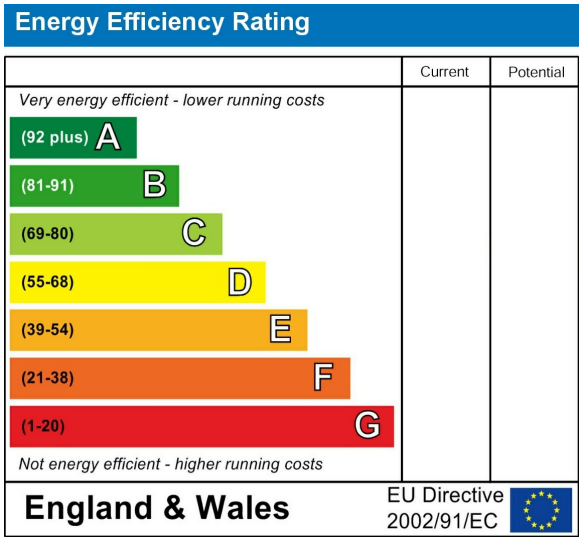
First Floor

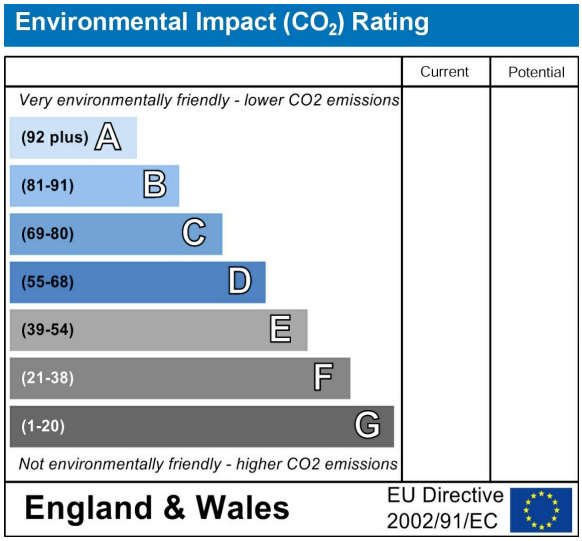
Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 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.





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