REDMAN CASEY ESTATE AGENTS

27 Barlow Street, Horwich, Bolton, Lancashire, BL6 5PL

Offers In The Region Of £135,000

Deceptively spacious mid terraced property offering an excellent opportunity for a first purchase or buy to let opportunity. Ideally located for access to local amenities, shops and schools the property is available with no chain and vacant possession. Spacious lounge, fitted kitchen two bedrooms to the first floor with bathroom and loft room to the second floor. Yard to rear

- Two Beds plus Loft
- Fitted Kitchen
- Vacant Possession
- Large Lounge
- No Chain
- EPC Rating E

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

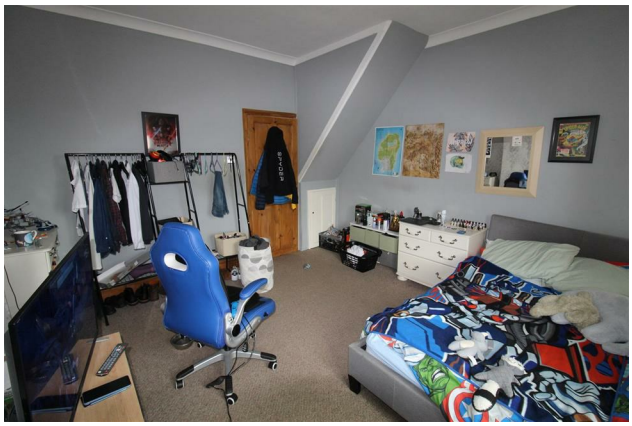
Ideally located mid terraced property situated within easy access of local amenities, shops and schools the property would make a great first purchase or by to let investment and has been currently rented at £520 pcm but would be around £550 - 575 in current market The property comprises :- Vestibule lounge, dining kitchen, to the first floor there are two bedrooms and bathroom and to the second floor there is a loft room. Outside there is a small gardens area to the front and enclosed yard to the rear. Viewing is recommended to appreciate all that is on offer.

Entrance Vestibule
Door to:

Lounge 12'9" x 13'1" (3.89m x 3.98m)
Bay window to front, double radiator, door to:

Kitchen/Dining Room 11'1" x 13'1" (3.37m x 3.98m)
Fitted with a range of base units with drawers and worktop space over, stainless steel sink with mixer tap, extractor fan, plumbing for automatic washing machine, space for fridge, freezer and automatic washing machine, built-in electric fan assisted oven, built-in four ring electric hob, uPVC double glazed window to rear, stairs, uPVC half double frosted door to rear.

Landing
Stairs.



Bedroom 1 12'9" x 13'1" (3.89m x 3.98m)
Two uPVC double glazed windows to front, radiator, door to:

Bedroom 2 8'4" x 7'5" (2.54m x 2.26m)
UPVC double glazed window to rear, radiator, door to:

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear, radiator, door.

Loft Room 19'6" x 13'1" (5.95m x 3.98m)
Hardwood double glazed velux skylight to front, hardwood double glazed velux skylight to rear, double door to Storage cupboard, double door to Storage cupboard.

Outside
Yard area enclosed by brick wall to side and rear timber garden shed and rear gated access

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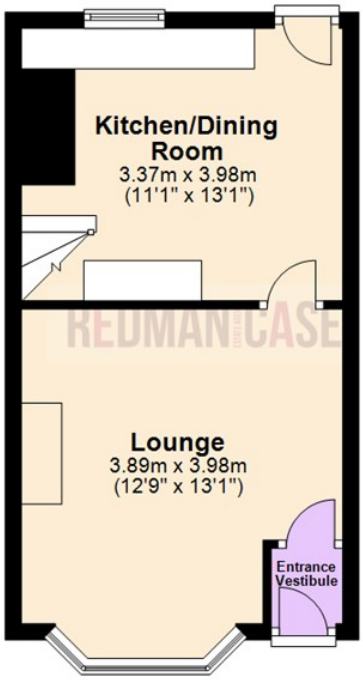
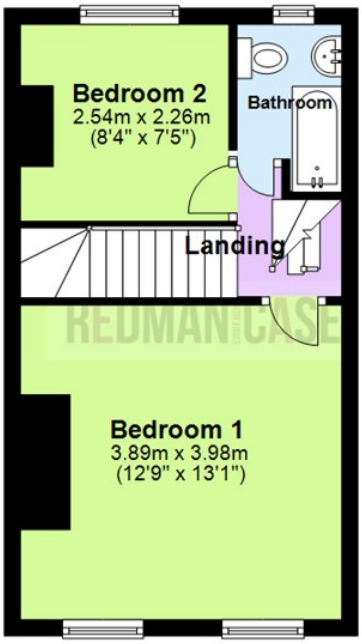
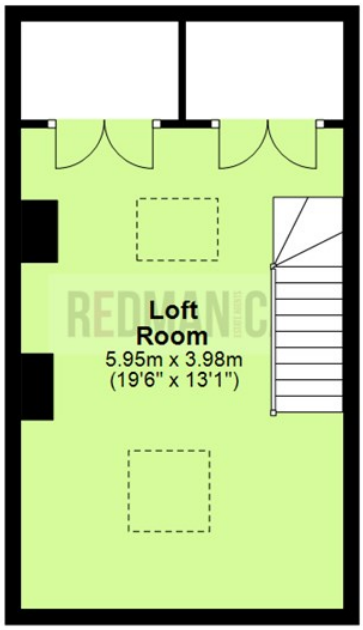
Ground Floor
Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.2 sq. feet)



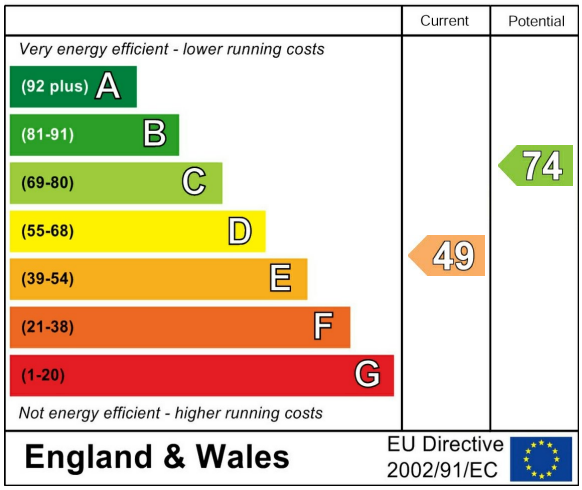
Second Floor
Approx. 28.9 sq. metres (310.7 sq. feet)



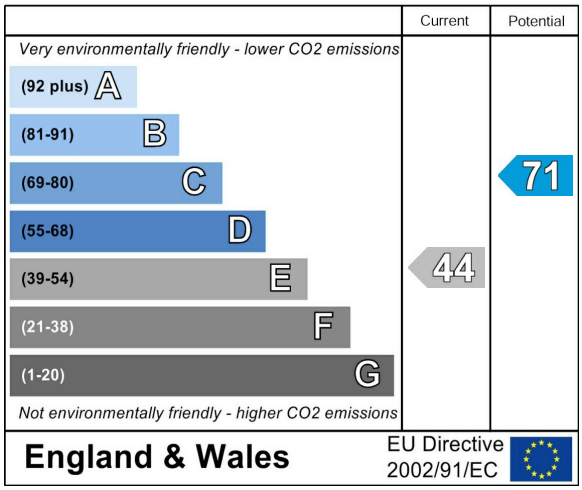
Total area: approx. 87.8 sq. metres (945.5 sq. feet)

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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