REDMAN CASEY ESTATE AGENTS

30 Webb Street, Horwich, Bolton, Lancashire, BL6 5NS

Offers In The Region Of £140,000

Superbly presented and maintained mid terraced property, offering excellent and flexible accommodation with spacious reception rooms and generous bedrooms, this is a property not to be missed , viewing is highly recommended to appreciate all that is on offer.

- Two Spacious Reception Rooms
- Fitted Kitchen
- Viewing is Essential
- Generous Bedrooms plus Office
- Enclosed Courtyard
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities, shops and transport links this superbly presented mid terraced property is a credit to the current owners who have sympathetically enhanced the property whilst retaining some of the original character. The accommodation comprises:- Porch, hallway, lounge, dining room, fitted kitchen. To the first floor there are two bedrooms and office / occasional bedroom and spacious bathroom. Outside there is a small gravelled front garden and to the rear is a paved and gravelled courtyard. Viewing is essential to appreciate all that is on offer.

Porch
Dado rail, coving to ceiling, part glazed entrance door, door to:

Hall
Radiator, coving to ceiling, carpeted stairs to first floor landing.

Lounge 12'4" x 10'10" (3.75m x 3.30m)
UPVC double glazed window to front, coal effect gas fire with ornate timber surround and marble effect inset and hearth, double radiator, laminate flooring, coving to ceiling, open plan, door to:

Dining Room 14'3" x 11'4" (4.34m x 3.46m)
UPVC double glazed window to rear, double radiator, laminate flooring, door to:

Cupboard
Built-in under-stairs storage cupboard.

Kitchen 9'6" x 7'9" (2.90m x 2.37m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Landing
Built-in double storage cupboard, double door, door to:

Bedroom 1 12'2" x 14'4" (3.71m x 4.37m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising 6 double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, double radiator.

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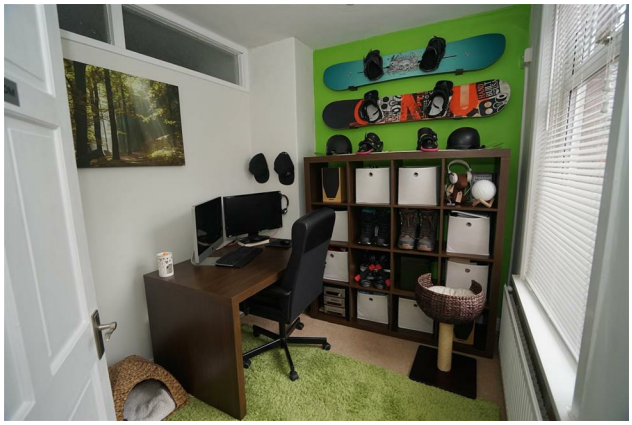
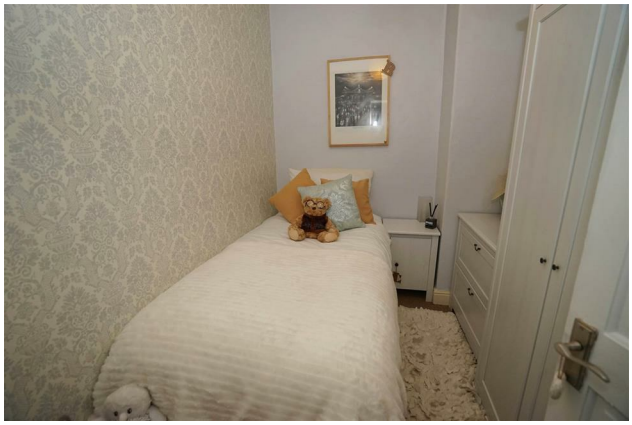
Bedroom 2 7'5" x 8'10" (2.25m x 2.69m)
UPVC double glazed window to rear, Lit through window, radiator.

Office 6'9" x 8'10" (2.07m x 2.69m)

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside
Front garden with gravelled area, pathway leading to front entrance door, enclosed by dwarf brick wall.
Rear garden, enclosed by brick wall to rear and sides, paved sun patio with gravelled area, rear gated access.





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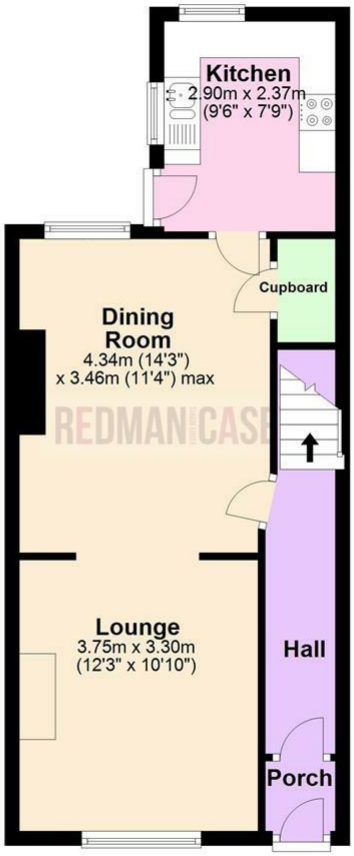
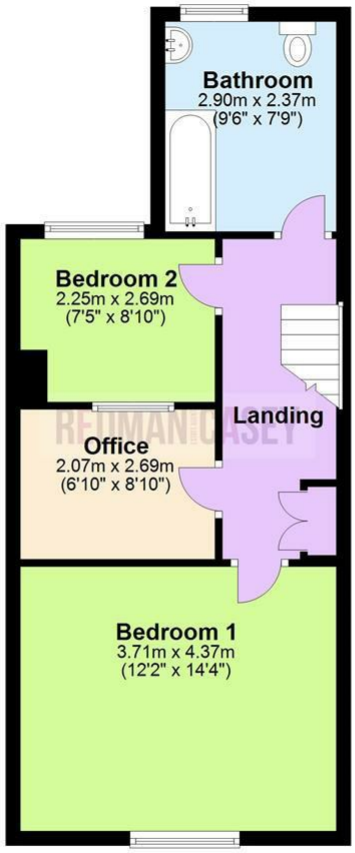
Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



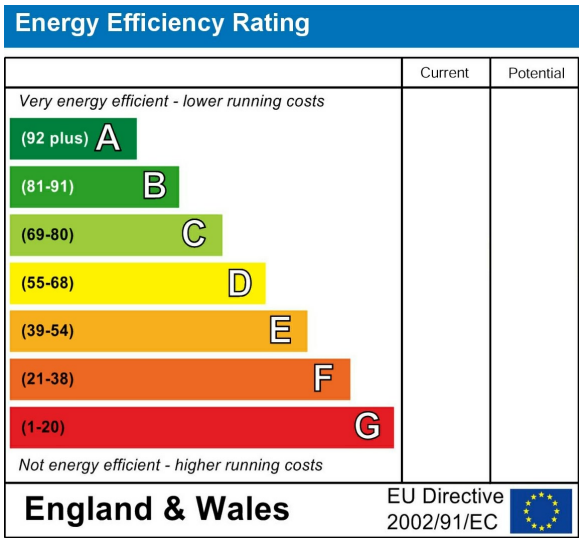
First Floor

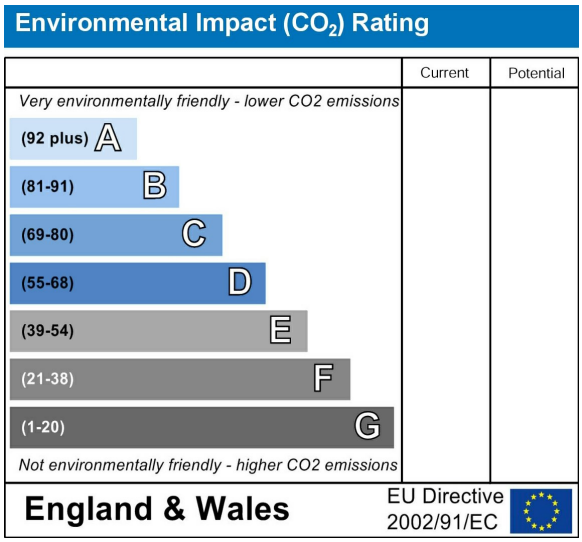
Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 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.





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