REDMAN CASEY ESTATE AGENTS

12 Hazel Pear Close, Horwich, Bolton, BL6 5GS

£115,000

Two bedroom first floor apartment in the very popular location of Butterwick Fields. Close to local shops, amenities and railway station. Offering modern living close to Rivington and major transport links this apartment offers the choice of rural settings with easy access to major transport links to Manchester. Vacant possession and no chain, viewing recommended.

- 2 Bedroom
- No Chain
- Electric Heating
- Vacant Possession
- Double Glazing
- Parking Space

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom modern apartment situated in the popular residential location of Butterwick Fields. This residential area is close to local shops, and all amenities including Rail Link and Motorway link. Benefitting from double glazing and secure entry system, electric storage heating, double glazing, and parking space. This spacious apartment comprises:- Entrance hall, kitchen, lounge/diner, two bedrooms and a family bathroom. This property is offered with vacant possession and no chain. Definitely one to view to appreciate the space and position.

Entrance Hall
Electric radiator, door to Storage cupboard, door to:

Kitchen 6'2" x 6'2" (1.89m x 1.87m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink with single drainer, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to side.

Lounge/Diner 14'11" x 11'10" (4.55m x 3.61m)
UPVC double glazed window to side, electric storage heater.

Bathroom
Fitted with three piece comprising deep panelled bath, pedestal wash hand basin, shower with over and shower curtain and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, mirrored cabinet, uPVC frosted double glazed window to side, heated towel rail.

Bedroom 1 10'1" x 10'11" (3.07m x 3.34m)
UPVC double glazed window to rear, uPVC double glazed window to front, cupboard with two double wardrobes with sliding door, hanging rails, shelving, overhead storage and drawers, electric storage heater, double door, door to:

Bedroom 2 7'2" x 10'5" (2.19m x 3.18m)
UPVC double glazed window to side, electric radiator, door to Storage cupboard.

Storage cupboard.

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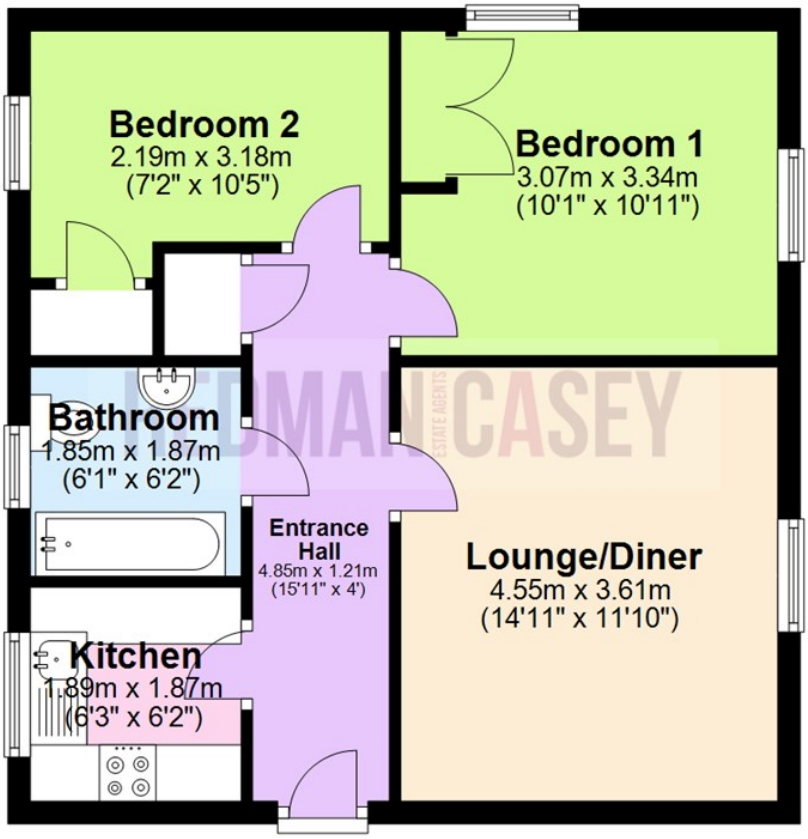
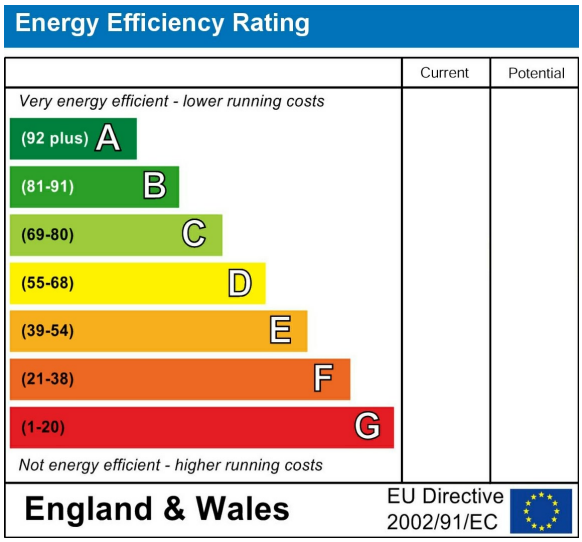
Ground Floor

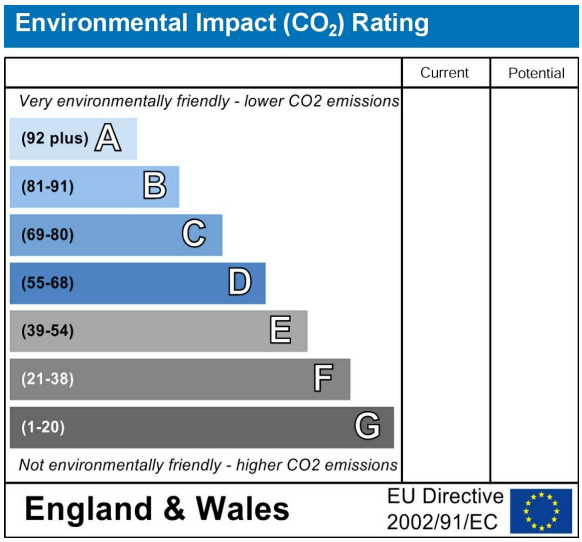
Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 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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