REDMAN CASEY ESTATE AGENTS

574 Darwen Road, Egerton, Bolton, Lancashire, BL7 9RU

Offers In The Region Of £155,000

Deceptively spacious end terraced property needing full renovation. The property offers superb space with over 1300 sq ft of accommodation. Ideally located for access to local amenities, shops and schools the property offers the chance to develop the property into a fantastic family home, viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

- Two Large Recptions
- Spacious Kitchen
- Vacant Possession
- Great Location
- Three Generous Double Bedrooms
- No Chain
- Renovation Project
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located on the boundary of Dunscar and Egerton this deceptively spacious end terraced property offers a fantastic opportunity to remodel and renovate to create a perfect family home with over 1300 sq ft of space and opportunity to create further bedroom accommodation in the loft. The property currently comprises :- Porch, entrance hall, lounge, dining room, kitchen and large rear porch. To the first floor there are three double bedrooms and bathroom. Outside there is a small front garden and enclosed yard to the rear with up and over door giving access to off road parking for a small car. The property is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
Original ceramic tiled flooring, dado rail and picture rail, coving to ceiling, part glazed entrance door, door to:

Entrance Hall
Radiator, carpeted stairs to first floor landing, door to, built-in under-stairs storage cupboard, door to:

Lounge 14'8" x 13'5" (4.46m x 4.09m)
Double glazed leaded bay window to front, coal effect gas fire with feature timber surround and marble effect inset and hearth, radiator, picture rail, coving to ceiling.

Dining Room 13'0" x 12'7" (3.96m x 3.83m)
Multi-paned leaded window to rear with stained glass, window to side, fitted gas fire set in timber surround and tiled inset and hearth, radiator, picture rail, coving to ceiling.

Kitchen/Diner 14'0" x 10'10" (4.26m x 3.31m)
Base and eye level cupboards with worktop space, stainless steel sink unit with double, plumbing for washing machine, gas point for cooker, leaded sash window to side, radiator, floor mounted gas boiler serving heating system and domestic hot water, door to:

Rear Porch
Window to rear, window to side, Plastic corugated roof, door.

Landing
Door to:

Bedroom 1 13'3" x 18'1" (4.04m x 5.51m)
UPVC double glazed leaded window to front, radiator, picture rail.

Bedroom 2 13'0" x 12'3" (3.95m x 3.74m)
Window to rear, radiator, picture rail.

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Bathroom
Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, frosted leaded window to side, radiator.

Bedroom 3 8'4" x 10'10" (2.54m x 3.31m)
Window to rear, airing cupboard housing, hot water tank, radiator, door.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, steps leading to front entrance door with grassed area. Rear, enclosed by brick wall and timber fencing to rear and sides, rear gated access, concrete hard standing up and over door providing a parking area for a small car.

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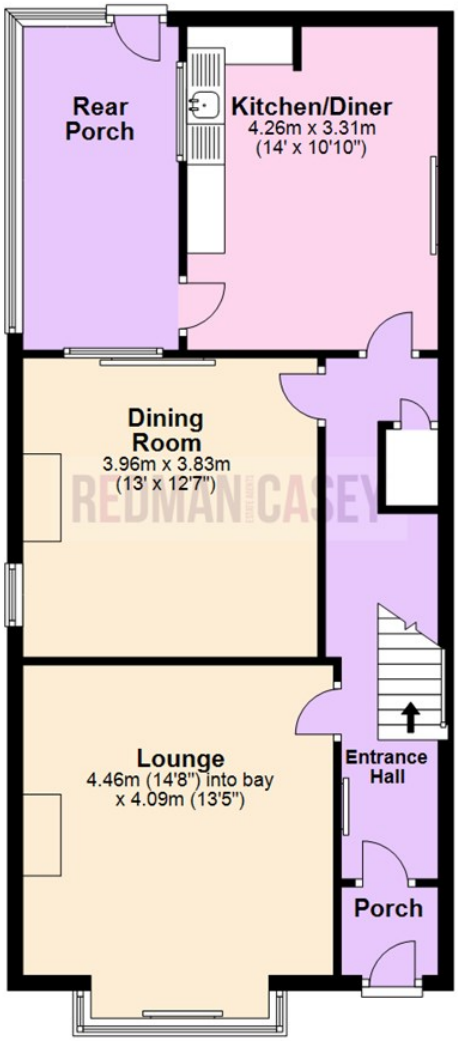
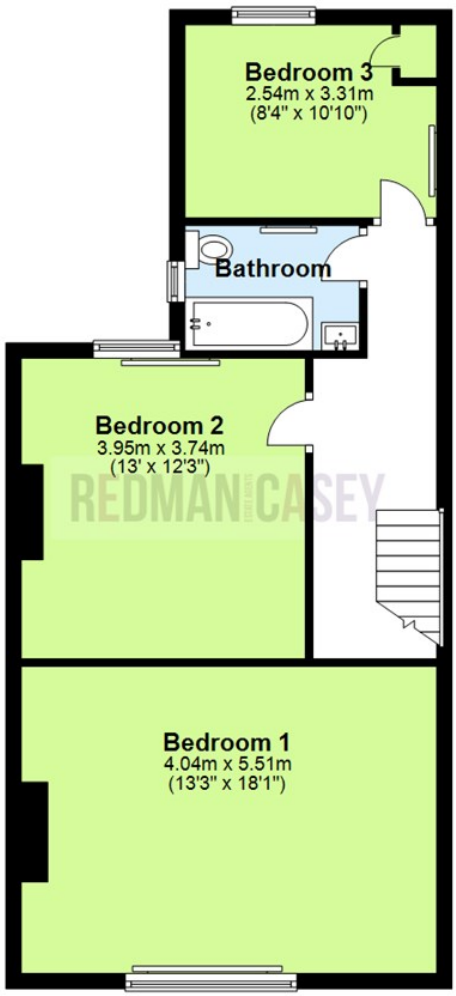
Ground Floor
Approx. 68.4 sq. metres (736.3 sq. feet)



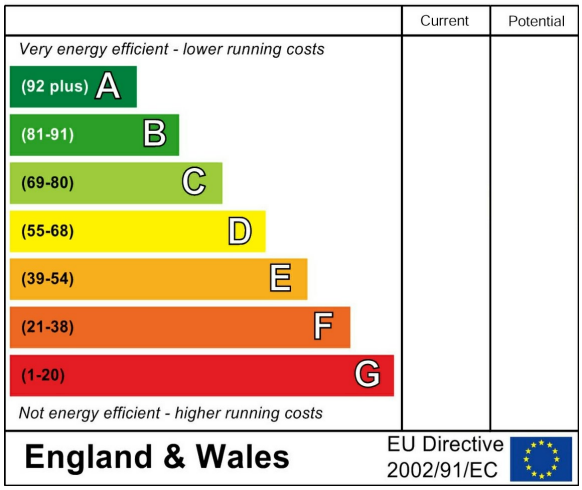
First Floor
Approx. 59.0 sq. metres (634.7 sq. feet)



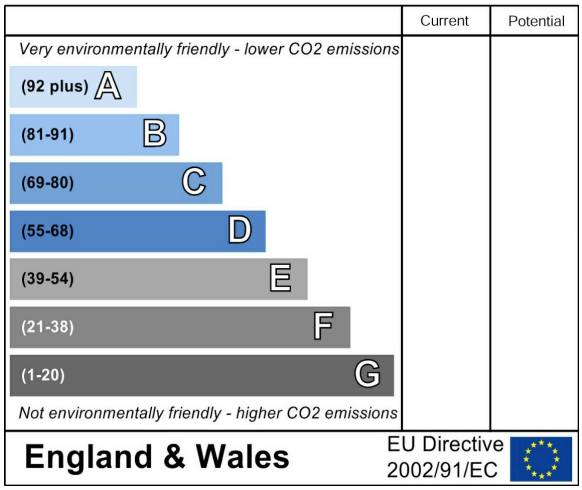
Total area: approx. 127.4 sq. metres (1371.0 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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