

# REDMAN CASEY ESTATE AGENTS

49 Dickinson Street West, Bolton, Greater Manchester, BL6 7JW



Price £139,995

- 3 Bedrooms
- uPVC Double Glazing
- Fitted Kitchen/Diner

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## **Entrance Hall**

Stairs to first floor landing, door to:

## **Lounge 11'10" x 13'3" (3.61 x 4.04)**

UPVC double glazed window to front, double radiator, door to built-in under-stairs storage cupboard.

## **Hall**

Door to:

## **WC**

Fitted with two piece modern white suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, tiled splashback.

## **Kitchen/Diner 14'11" x 10'1" (4.55 x 3.07)**

Fitted with a matching range of modern base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in hob with extractor hood over, uPVC double glazed window to rear, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed french doors to garden.

## **Landing**

Door to:

## **Bedroom 1 8'1" x 13'4" (2.47 x 4.06)**

UPVC double glazed window to front, radiator.

## **Bedroom 2 8'1" x 10'0" (2.47 x 3.04)**

UPVC double glazed window to rear, radiator.

## **Bedroom 3 6'7" x 9'6" (2.01 x 2.9)**

UPVC double glazed window to front, radiator.

## **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

## **Rear**

Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, rear gated access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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