REDMAN CASEY ESTATE AGENTS

4 Friargate Church Street, Horwich, Bolton, BL6 7BD

Offers In The Region Of £125,000

Two bedroom ground floor apartment. Situated in a superb location, close to local shops, and transport links. This modern apartment also benefits from gas central heating, double glazing and private parking space. Sold with vacant possession and no onward chain.

- 2 Bedroomed Apartment
- Good Location
- Suit First Time Buyer
- Vacant Possession
- Allocated Parking Space
- No Chain
- Open Plan Living

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

Spacious two bedroom ground floor apartment. Situated in a popular location close to all local amenities and transport links. This property comprises entrance hallway, lounge kitchen diner, two double bedrooms, family bathroom. The apartment also benefits from gas central heating, double glazing, secure dedicated parking space. Close to Horwich town centre would be a good investment opportunity. Viewing recommended. Sold with vacant possession and no onward chain.

Entrance Vestibule
Door to:

Entrance Hall
Door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level, full height ceramic tiling to all walls, extractor fan, window to front, heated towel rail, ceramic tiled flooring.

Bedroom 2 12'7" x 8'8" (3.84m x 2.64m)
UPVC double glazed window to rear, radiator.

Kitchen/Diner/Lounge 21'6" x 12'2" (6.56m x 3.72m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in gas hob with pull out extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring, uPVC double glazed double door to rear, Juliet Balcony door to:

Bedroom 1 10'3" x 13'3" (3.13m x 4.04m)
Two uPVC double glazed windows to front, radiator.

Common Entrance Hallway
Door.

Secure Parking
Private secure parking space.

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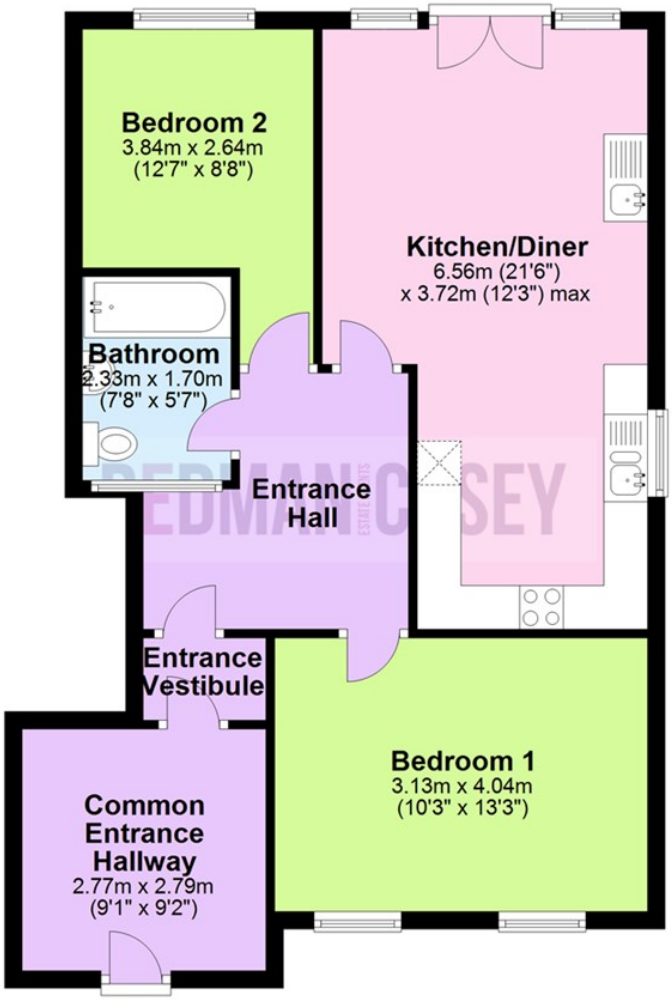
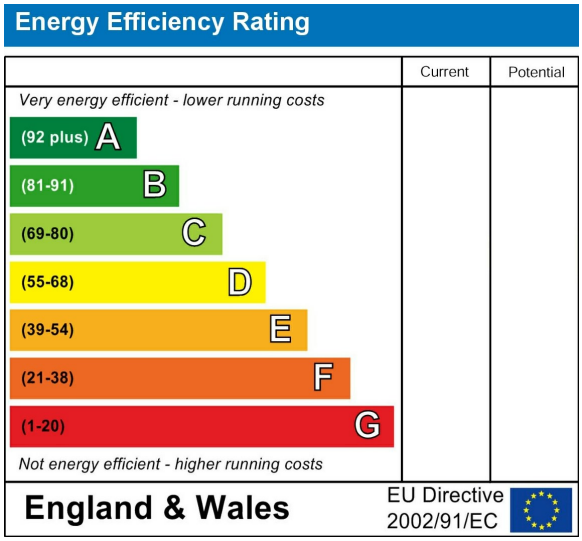
Ground Floor

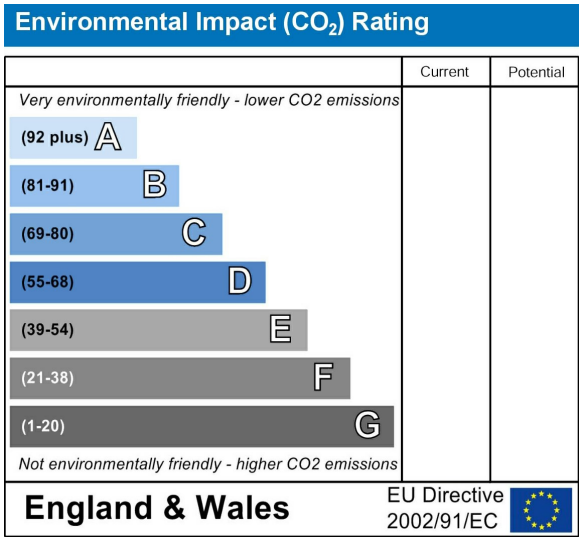
Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 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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