REDMAN CASEY ESTATE AGENTS

14 Mary Street East, Horwich, Bolton, Lancashire, BL6 7JS

Offers In The Region Of £135,000

Well presented and deceptively spacious mid terraced property. Recently decorated and carpeted the property offers excellent accommodation with two spacious reception rooms, modern kitchen and bathroom and three bedrooms, sold with no chain and vacant possession viewing is essential.

- 3 Bedroom Mid Terraces
- Fitted Kitchen
- No Chain
- Two Reception Rooms
- Redecorated and Carpeted
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy reach of local amenities, shops and schools this deceptively spacious mid terraced property offers excellent accommodation which comprises :- Porch, hallway, lounge, dining room open plan to fitted kitchen. To the first floor there are three bedrooms and a bathroom fitted with a modern three piece white suite, Outside there is a small front garden and courtyard to the rear with paved patio and timber decking. The property is sold with no chain and vacant possession and has been redecorated and carpeted, Viewing is highly recommended.

Porch
UPVC double glazed entrance door, door to:

Hall
Radiator, laminate flooring, stairs to first floor landing, door to:

Lounge 12'5" x 10'5" (3.78m x 3.18m)
UPVC double glazed bay window to front, fireplace, double radiator, coving to ceiling.

Dining Room 13'1" x 11'0" (4.00m x 3.36m)
Two double radiators, laminate flooring, uPVC double glazed double door, open plan to Kitchen, door to:

Cupboard

Kitchen 13'6" x 6'4" (4.12m x 1.94m)
Storage cupboard, fitted with a matching range of modern cream base and eye level units with drawers and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, laminate flooring.

Landing
Door to:

Bedroom 1 12'3" x 13'9" (3.73m x 4.19m)
UPVC double glazed window to front, double radiator.

Bedroom 2 9'0" x 8'3" (2.74m x 2.52m)
UPVC double glazed window to rear, single radiator.

Bedroom 3 8'6" x 6'9" (2.59m x 2.06m)
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, extractor fan, radiator, vinyl flooring.

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

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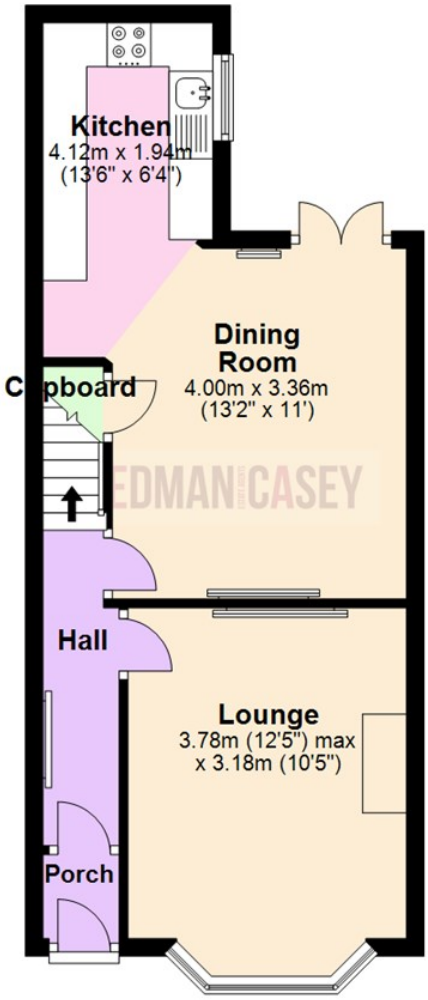
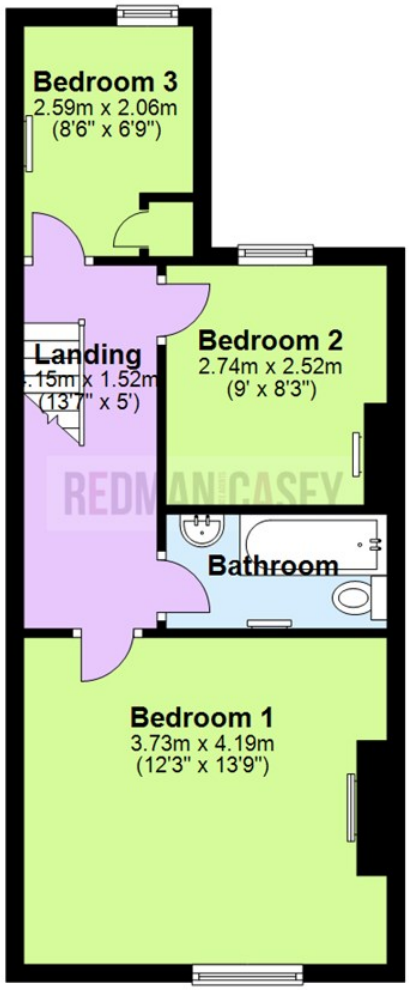
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

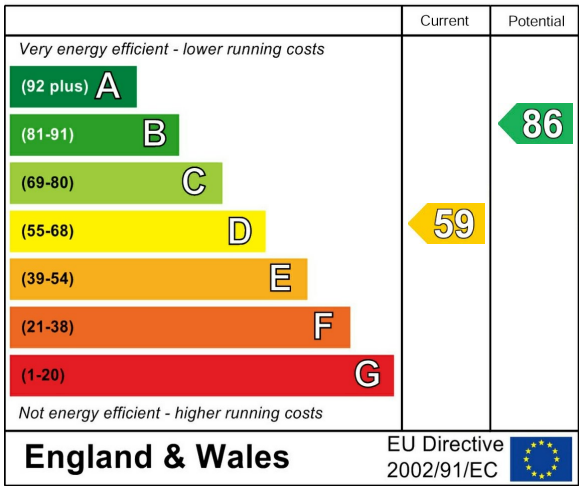
Approx. 38.8 sq. metres (417.7 sq. feet)



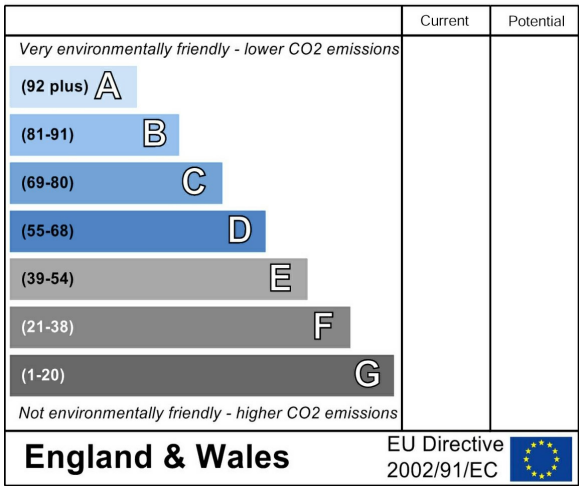
Total area: approx. 76.8 sq. metres (826.8 sq. feet)

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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