REDMAN CASEY ESTATE AGENTS

16 Crown Lane, Horwich, Bolton, BL6 7QL



£160,000

Two bedroom mid terraced property, located in a very popular location close to road and rail links making commute easy, close to Rivington Country Park, local primary and secondary schools, and all local amenities. Benefiting from double glazing, gas central heating, sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.

- Stone Fronted 2 Bedroomed Mid Terrace
- Double Glazed
- Vacant Possession
- Awaiting EPC
- New Damp Proof Course
- Newly Installed Damp Proof Course
- Gas Central Heating
- No Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Two bedroom mid terraced property, located in a very popular residential location, close to road and rail links making commute to Manchester and Preston easy, close to Rivington Country Park, local primary and secondary schools and all local amenities. The property comprises :- Porch, hallway, lounge, dining room, kitchen. To the upstairs there are two bedrooms and a family bathroom. To the outside there is a small garden to the front and an enclosed rear yard. The property benefits from double glazing and gas central heating and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location and all that this property has to offer.



Porch
:

Hall
Double radiator, stairs,:



Lounge 11'11" x 10'10" (3.63m x 3.31m)
UPVC double glazed window to front, coal effect electric fire set in feature surround, double radiator, open plan, :

Dining Room 13'3" x 11'10" (4.03m x 3.61m)
UPVC double glazed window to rear, coal effect electric fire set in feature surround, double radiator Storage cupboard.



Kitchen 8'10" x 6'9" (2.69m x 2.06m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed entrance door to side.

Landing



Bedroom 1 11'11" x 14'8" (3.63m x 4.48m)
UPVC double glazed window to front, fireplace with feature Victorian surround, fitted wardrobes, radiator:

Bedroom 2 13'3" x 9'1" (4.03m x 2.76m)
UPVC double glazed window to rear, wardrobe, radiator,

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower area with over and glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

Outside Front
Garden fronted with mature planting.

Outside Rear
Enclosed rear yard with garden shed,

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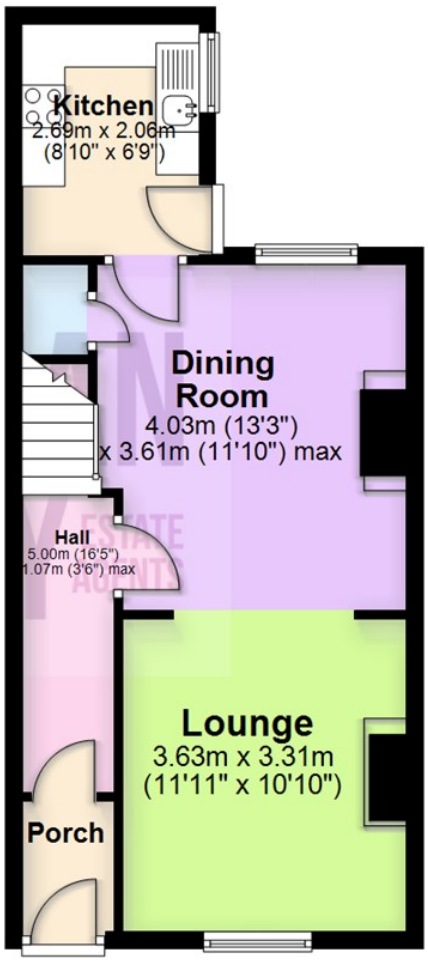




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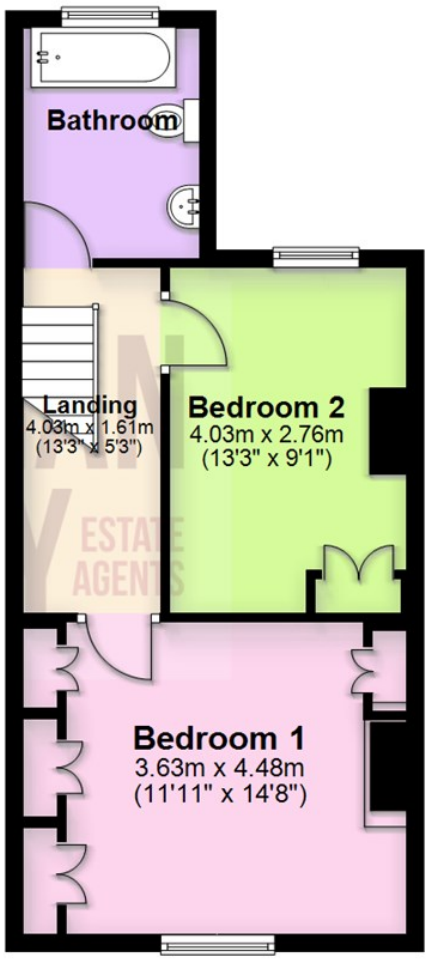
Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



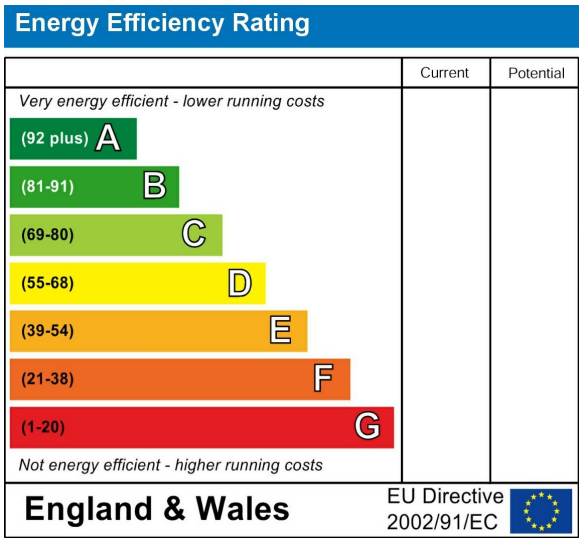
First Floor

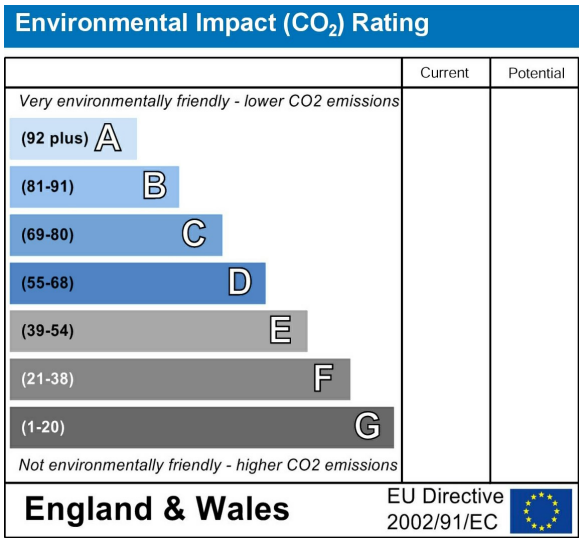
Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 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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