REDMAN CASEY ESTATE AGENTS

2 Cooper Street, Horwich, Bolton, BL6 7AT

Offers In The Region Of £160,000

Two bedroom extended end town house offering spacious accommodation with two reception rooms and 2 double bedrooms, The property also benefits from recently fitted gas central heating boiler and is uPVC double glazed and has gardens to the front and rear and a detached garage. Sold with no chain and vacant possession. The property is ideally located for access to local amenities, shops and schools, viewing is highly advised to appreciate all that is on offer.

- Two Double Bedroom Town House
- Two Reception Rooms
- GCH & uPVC Double Glazed
- EPC Rating TBC
- Sold with No Chain and Vacant Possession
- Kitchen Extension
- Gardens and Detached Garage
- Council Tax Band A

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

Ideally located within the centre of Horwich this two bedroom end townhouse has been extended to the rear to create a spacious kitchen, the property also benefits from gas central heating (boiler recently replaced 2024) and uPVC double glazing. Internally the property comprises: Porch, hallway, lounge. dining room and kitchen. To the first floor there are two double bedrooms and bathroom with three piece suite. Outside there are gardens to the front and rear along with a detached garage accessed via the side road. The property is sold with no chain and vacant possession, viewing is highly recommended.

Porch
UPVC double glazed window to side, uPVC double glazed entrance door, door to:

Hallway
UPVC double glazed window to side, radiator, stairs, door to:

Lounge 13'1" x 13'4" (3.98m x 4.07m)
UPVC double glazed bay window to front, window to front, window to side, coal effect gas fire set in chimney breast, double radiator, door to:

Dining Room 9'10" x 13'4" (2.99m x 4.07m)
UPVC double glazed window to rear, double radiator, door to:

Storage
Wall mounted gas combination boiler serving heating system and domestic hot water with fuse box and electricity meter.

Kitchen 10'11" x 7'4" (3.33m x 2.24m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in two ring hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC door to garden.

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 1 9'1" x 16'7" (2.78m x 5.06m)
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 2 11'0" x 10'2" (3.35m x 3.10m)
UPVC double glazed window to rear, radiator.

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

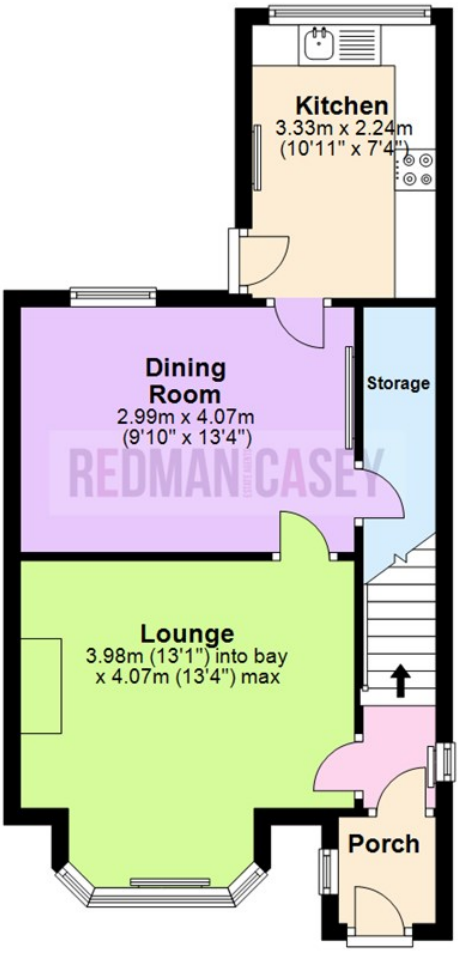
Bathroom
Fitted with three piece white suite comprising deep panelled walk in bath with electric shower over and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside
Front garden with lawned area and mature flower and shrub borders, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides with lawned area small paved sun patio, well stocked flower and shrub beds, paved pathway, side gated access leading to a detached garage accessed via the side road.

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

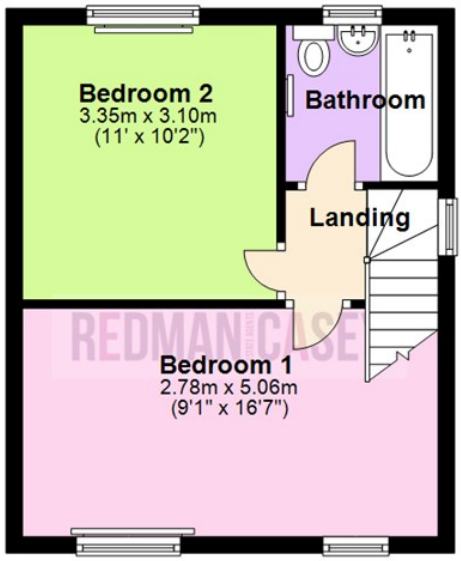
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



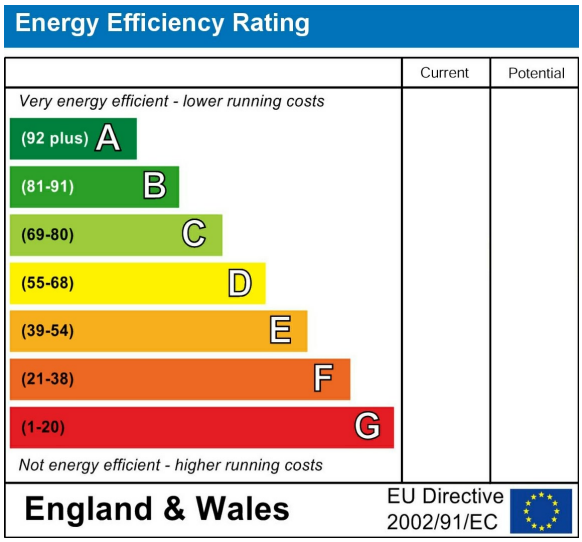
First Floor

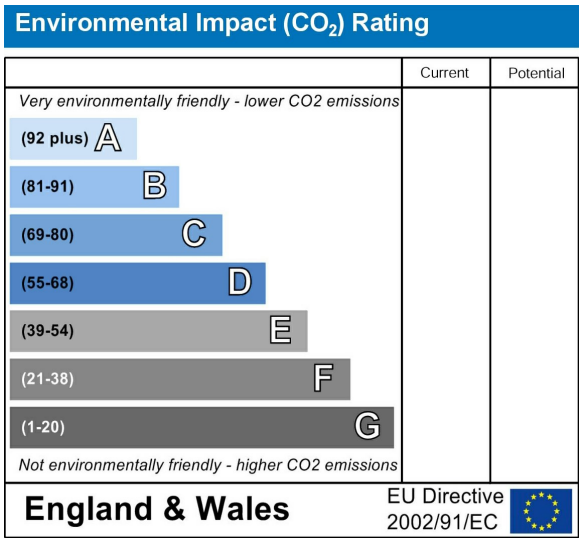
Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 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.





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