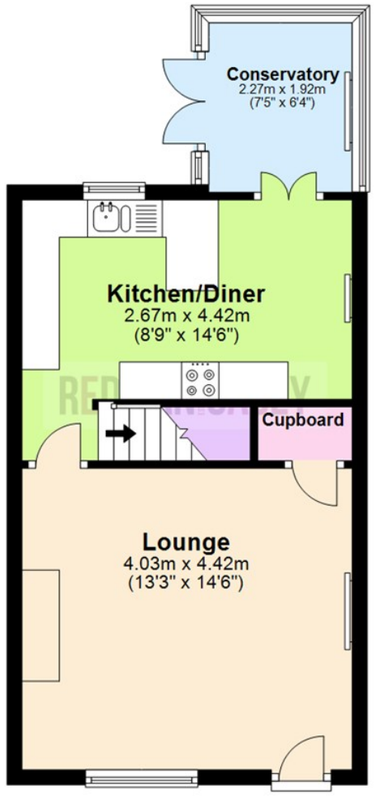
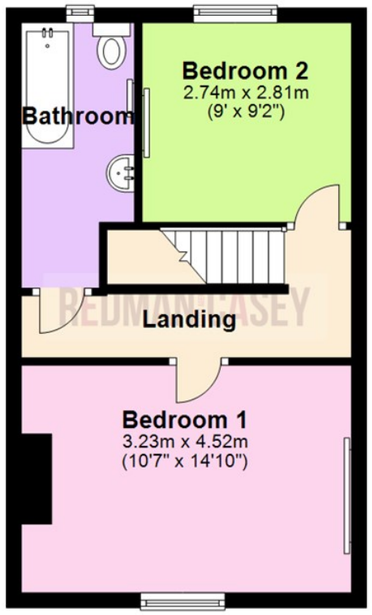
Ground Floor
Approx. 38.2 sq. metres (411.6 sq. feet)

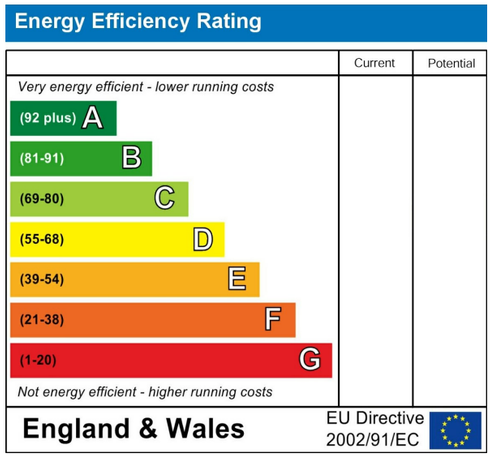


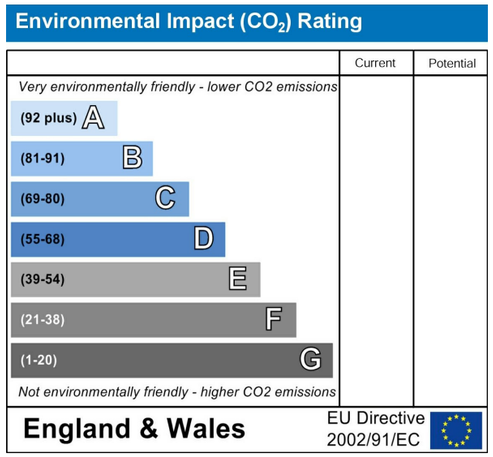
First Floor
Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 73.3 sq. metres (788.7 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.





REDMAN CASEY ESTATE AGENTS

13 Old Sirs, Westhoughton, Bolton, BL5 2ED

Well presented two double bedroom semi detached cottage, situated in this tucked away hamlet on a no through road. The property offers excellent accommodation for a first time buyer or downsizer with spacious lounge, dining kitchen and conservatory two double bedrooms and bathroom, Driveway parking for 2 small cars and courtyard to rear. Ideally placed for access to local amenities, countryside walks and Daisy Hill train station within a short distance. Sold with no chain and vacant possession, viewing highly recommended.

Offers In The Region Of £180,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

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Located in a tucked away position on a no through road, within a small hamlet of properties, this two bedroom semi detached offers a rural type lifestyle but within easy access of local amenities, shops, countryside and train links to Manchester. The property comprises spacious lounge with feature fireplace. fitted dining kitchen with built in appliances, small conservatory. To the first floor there are two generous bedrooms and bathroom fitted with a three piece white suite. Outside there is a small front garden with paved patio, to the side is a block paved driveway offering off road parking for 2 small cars and a block paved courtyard area to the rear. The property is available with no chain and vacant possession and viewing is highly recommended to appreciate the size and position on offer.

Lounge
13'3" x 14'6" (4.03m x 4.42m)
UPVC double glazed window to front, feature fireplace with cast iron surround and tiled inset and granite hearth, radiator, two wall lights, coving to ceiling, double glazed entrance door, door to:

Cupboard
Built-in under-stairs storage cupboard.

Kitchen/Diner
8'9" x 14'6" (2.67m x 4.42m)
Fitted with a matching range of light beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted double oven, halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, open plan, double door, door to:

Stairs to first floor landing.

Conservatory
UPVC double glazed construction with polycarbonate roof, window to rear, three windows to side, radiator, laminate flooring, uPVC double glazed french doors to garden.

Landing
Door to:

Bedroom 1
10'7" x 14'10" (3.23m x 4.52m)
UPVC double glazed window to front, radiator.

Bedroom 2
9'0" x 9'3" (2.74m x 2.81m)
UPVC double glazed window to rear, radiator, access to loft space.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside
Front garden, block paved driveway to the side with car parking space with mature flower and shrub borders and paved sun patio, enclosed by timber fencing to side. Private rear courtyard, block paved sun patio, enclosed by brick wall and timber fencing to rear and side with gravelled area, timber garden shed.