REDMAN CASEY ESTATE AGENTS

140 Leigh Road, Westhoughton, Bolton, BL5 2LE

Offers In The Region Of £160,000

Two bedroom extended semi detached property with possibility to extend with the correct planning permissions in place. Located in a very popular residential location with great transport links for easy commute, close to local shops, primary and secondary schools. Benefitting from gas central heating, extended to the rear gardens front and rear, off road parking and large garage.
Viewing encouraged to appreciate the potential , location and all that is on offer.

- Two Bed Semi Detached
- Garage
- Gardens Front And Rear
- No Chain
- EPC Rating
- Extended
- Driveway
- Vacant Possesion
- Council Tax Band B

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

Two bedroom extended semi detached property with opportunity to extend with the correct permissions in place. The property comprises:- Entrance hall, lounge, dining area, kitchen. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a detached garage and gardens to the front and rear.
Located in a very popular residential location close to primary and secondary schools, good transport links and close to all amenities. Benefitting from off road parking, gas central heating good garden space and garage.
Viewing is encouraged to appreciate all that is on offer and the potential.

Entrance Hall
Stairs:

Lounge 11'8" x 12'10" (3.55m x 3.91m)
Hardwood double glazed bay window to front, gas fire set in wooden surround, double radiator:

Dining Area 7'10" x 12'10" (2.38m x 3.91m)
Two radiators, bi-fold door to Storage cupboard, hardwood frosted window to side, open plan to Kitchen, sliding door to Storage cupboard, hardwood frosted window to side.

Storage
Storage cupboard, hardwood frosted window to side.

Storage
Storage cupboard, boiler hardwood frosted window to side.

Kitchen 8'2" x 15'11" (2.49m x 4.84m)
Plumbing for automatic washing machine, space for fridge/freezer, electric oven, window to rear, hardwood glazed window to side, hardwood entrance door to side.

Garage
Detached built garage with power and light, converted for use as, uPVC double glazed window to side, metal up and over door.

Bedroom 1 11'8" x 12'10" (3.55m x 3.91m)
Hardwood double glazed window to front, hardwood double glazed bay window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, overhead storage and drawers, double radiator, two double doors, door to:

Bedroom 2 8'2" x 8'4" (2.49m x 2.55m)
UPVC double glazed window to rear, radiator.

Bathroom
With with above and ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

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Outside Front
Enclosed garden with mature planting and laid to lawn, driveway leading to front door and garage.

Outside Rear
Enclosed garden laid to lawn and seating area.

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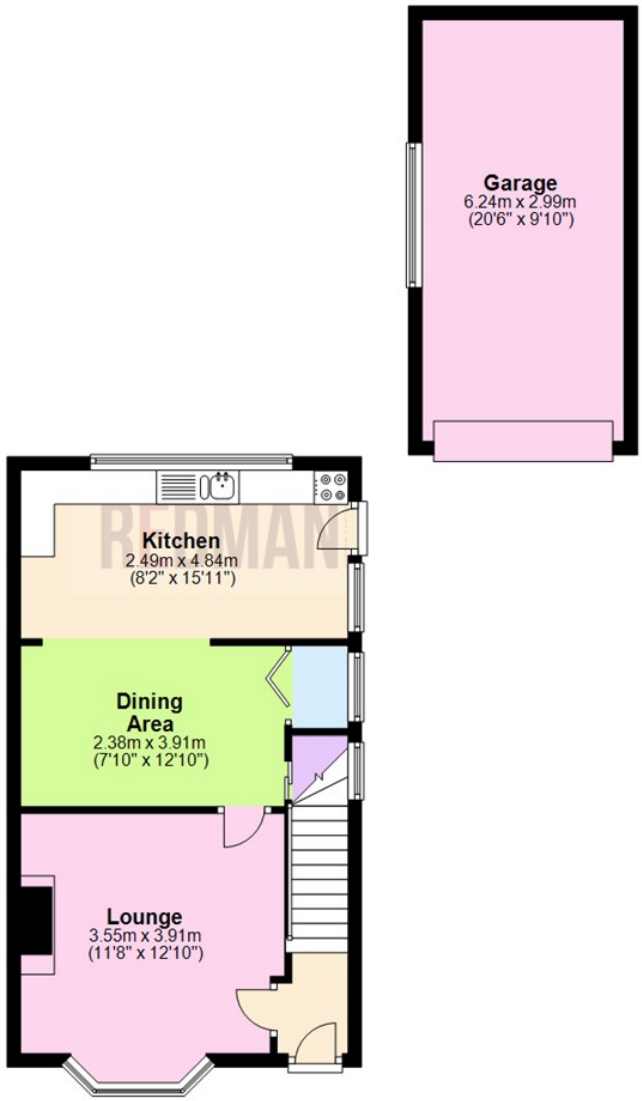
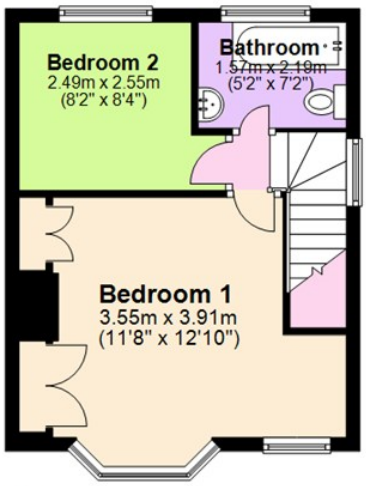
Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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