REDMAN CASEY ESTATE AGENTS

42 Siemens Street, Horwich, Bolton, Lancashire, BL6 5PR

Offers In The Region Of £140,000

Two bedroom extended mid terraced property in a very popular residential location. Close to local schools, shops, and all local amenities. This two bedroom property is extended to the rear and benefits from double glazing, gas central heating. Sold with vacant possession and viewing is recommended to appreciate all that is on offer.

- Two Bedroom
- Extended To Rear
- Gas Central Heating
- Vacant Possession.
- Mid Terraced
- Double Glazed
- Garden Fronted

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom extended mid terraced property in a great residential location close to local schools, shops and all local amenities. The property comprises:- Entrance hall, lounge, dining room, kitchen. To the first floor there are two bedrooms both are double and a family bathroom. Benefitting from gas central heating and double glazing with a small garden at the front and enclosed yard to the rear. Sold with vacant possession viewing is recommended to appreciate all that is on offer.

Entrance Hall
Stairs, door to:

Lounge 13'11" x 11'3" (4.24m x 3.44m)
UPVC double glazed window to front, radiator, two windows to rear, coal effect gas open fire set in wooden surround, door to:

Dining Room 10'6" x 14'5" (3.20m x 4.39m)
UPVC double glazed window to rear, coal effect gas fire, radiator, door to Storage cupboard.

Kitchen 13'10" x 7'2" (4.21m x 2.18m)
Fitted with a matching range of base and eye level cupboards with drawers, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas oven, gas hob with extractor hood over, uPVC double glazed window to side, radiator, hardwood entrance door to side.

Storage cupboard.

Bedroom 1 10'10" x 14'5" (3.30m x 4.39m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 10'8" x 7'5" (3.25m x 2.27m)
Window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail.

Landing
Door to:

Outside Front
Enclosed small garden area laid to artificial lawn.

Outside Rear
Enclosed rear yard with entry via wooden garden gate.

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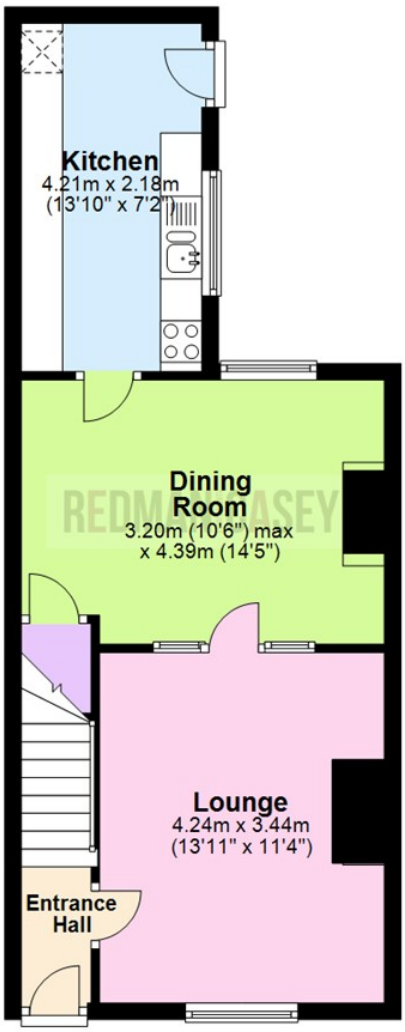
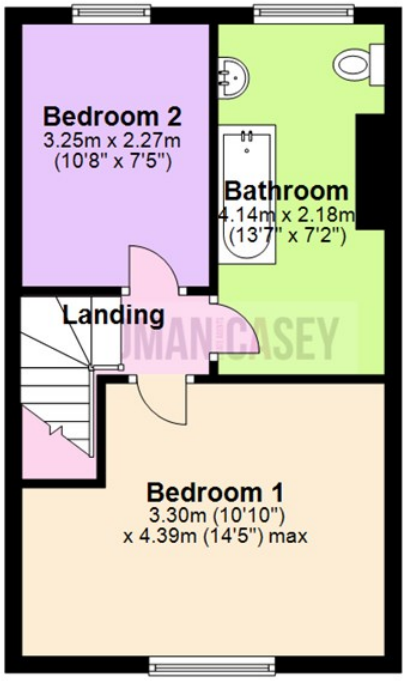
Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 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		
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