REDMAN CASEY ESTATE AGENTS

15 Tomlinson Street, Horwich, Bolton, Lancashire, BL6 5QR

Offers In The Region Of £120,000

Well presented two bedroom mid terraced property that will make an idea first purchase or buy to let investment opportunity, sold with no chain and vacant possession. Offering excellent accommodation with two reception rooms, kitchen two bedrooms and bathroom with three piece suite. Gas central heated and double glazed viewing is essential to appreciate all that is on offer.

- Two Receptions
- Ideal Location for Horwich Town Centre
- Vacant Possession
- EPC Rating C
- Two Bedrooms
- No Chain
- Viewing Advised
- 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

Located within easy access of Horwich town centre this two bedroom mid terraced property offers excellent accommodation which is gas central heated and double glazed throughout, This will make an excellent first purchase or buy to let investment and comprises :- Lounge, dining room, fitted kitchen. To the first floor there are two bedrooms and bathroom fitted with a three piece suite. Outside there is an enclosed courtyard to the rear. Sold with no chain and vacant possession, viewing essential to appreciate everything that is on offer.

Lounge 13'0" x 12'9" (3.96m x 3.88m)
UPVC double glazed window to front, radiator, laminate flooring, Composite entrance door with double glazed unit over, door to:

Hall
Stairs to first floor landing, open plan to:

Dining Room 12'8" x 12'9" (3.86m x 3.88m)
UPVC double glazed window to rear, feature fireplace with brick built surround and flagged hearth, radiator, open plan to:

Kitchen 9'1" x 5'4" (2.76m x 1.62m)
Fitted with a matching range of modern white base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, window to side, radiator, Composite door to rear.

Landing
Door to:

Bedroom 1 13'4" x 12'9" (4.06m x 3.88m)
UPVC double glazed window to front, radiator.

Bedroom 2 9'7" x 6'11" (2.92m x 2.10m)
UPVC double glazed window to rear, built-in over-stairs storage cupboard, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

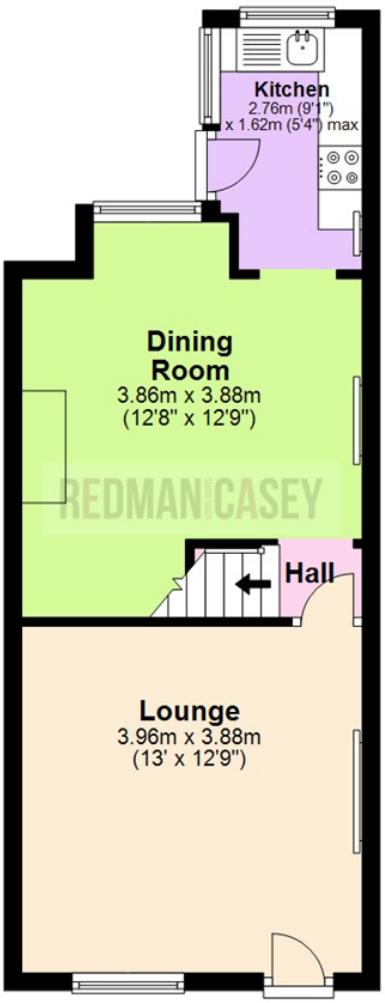
Outside
Rear, enclosed by brick wall to rear and sides, concrete hard standing, rear gated access.

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

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

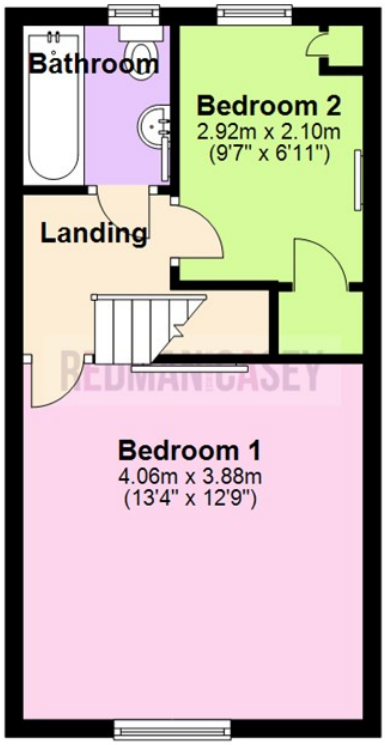
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

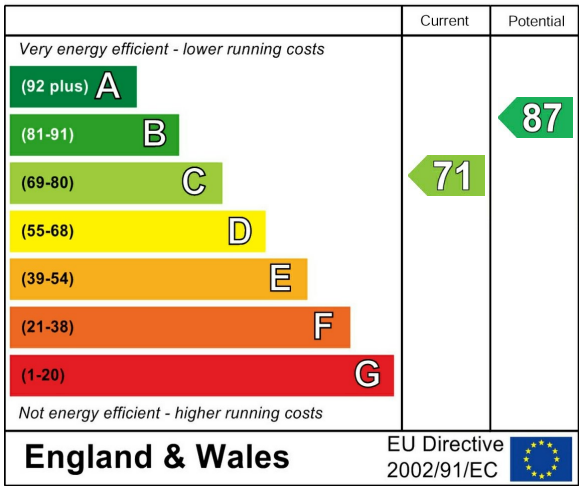
Approx. 30.8 sq. metres (331.1 sq. feet)



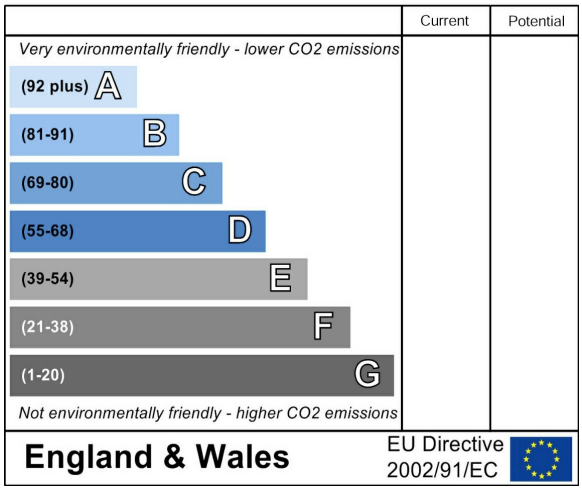
Total area: approx. 66.9 sq. metres (720.2 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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