REDMAN CASEY ESTATE AGENTS

2 Mount Pleasant Street, Horwich, Bolton, Greater Manchester, BL6 6LD

Price £125,000

An end terraced home offfered with no onward chain close to Motorway networks, Middlebrook retail park, train station and the centre of Horwich briefly cpmprising, lounge, kitchen diner, lean to storage. landing providing access to two bedrooms, three piece bathroom with storage area and stairs leading to useful loft space. Externally gravel bedded area to the front and low maintenance patio to rear.

- Two Bedrooms
- Useful Loft Space
- Lounge & Kitchen Diner
- No Chain
- Close To Amenities
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Mount Pleasant street this end terraced home ideal first time buy home located within easy reach to the centre of Horwich also Middlebrook retail park, motorway access, bus routes and train station. The property being offered with no onward chain briefly comprising, lounge, kitchen diner, two bedrooms, three piece bathroom suite with storage area and useful loft space. Externally low maintenance area to front and patio to rear with further useful storage. The property benefits from being gas centrally heated and double glazed windows. Internal viewing is highly recommended.

Lounge 13'0" x 13'3" (3.97m x 4.05m)
Double glazed window to front elevation, power points, wall mounted radiator, feature fireplace with timber surround, door leads to kitchen diner.

Kitchen/Dining Room 14'5" x 13'3" (4.39m x 4.05m)
Kitchen diner with a range of wall and base units with contrasting work surfaces, complimentary splash back tiling, power points, single drainer sink with mixer tap, space for range cooker with stainless steel splash back and overhead extractor. space for fridge freezer, ample space for dining, stairs rise to upper level, double glazed window to rear, door to rear.

Lean-to
access from kitchen diner to lean to storage area with door to outside, window to side aspect.

Landing
Stairs rise to upper level, doors lead to further accommodation, stairs lead to loft space.

Bedroom 1 17'11" x 7'7" (5.45m x 2.30m)
Double glazed window, power points, fitted units providing storage, laminate flooring, wall mounted radiator.

Bedroom 2 7'1" x 13'2" (2.16m x 4.01m)
Laminate floor, power points, wall mounted radiator, double glazed window.

Bathroom
Three piece bathroom suite with panelled bath with mixer tap & shower attachment, low level W.C., pedestal mounted vanity wash basin, tiled flooring, tiled elevation, double glazed frosted window.

Storage
Access off the landing to useful fitted storage, door to bathroom.

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Loft space 13'1" x 13'3" (4.00m x 4.03m)
Stairs rise from first floor landing to useful loft space, power points, wall mounted radiator, storage area, double glazed window.

Outside
To front aspect a stone flagged path and gravel bedded area. To the rear a shale low maintenance area with traditional borders.

Agents: Note: The photo taken of the rear patio does not belong to the property and is leased.

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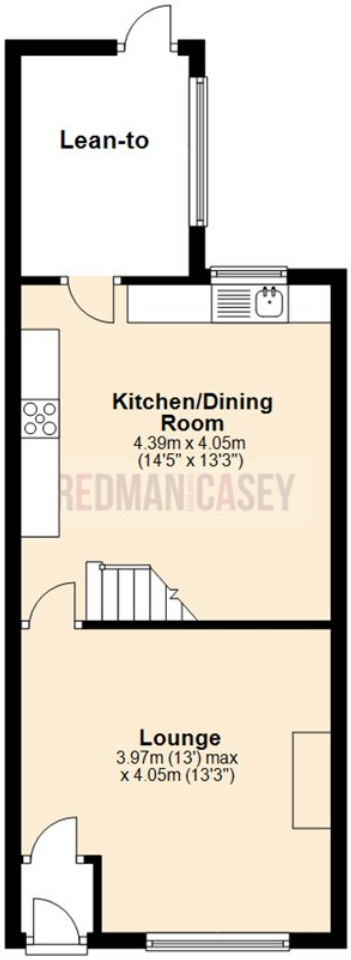
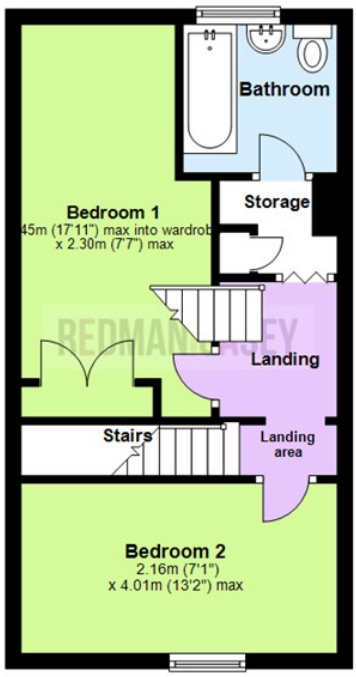
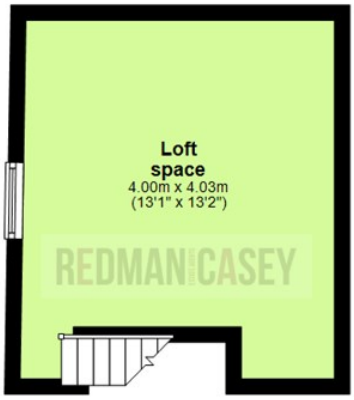
Ground Floor
Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor
Approx. 33.8 sq. metres (364.2 sq. feet)



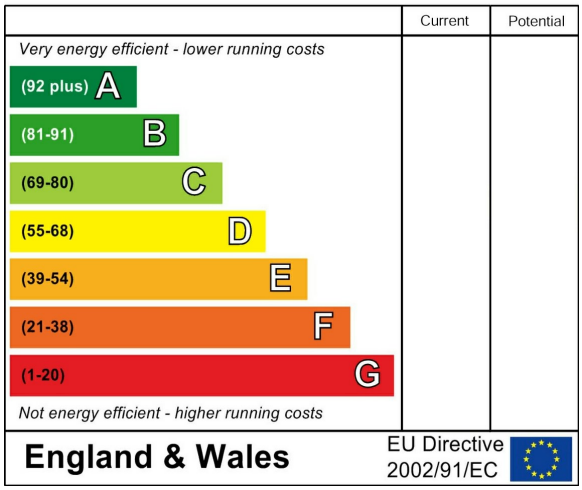
Second Floor
Approx. 17.5 sq. metres (188.5 sq. feet)



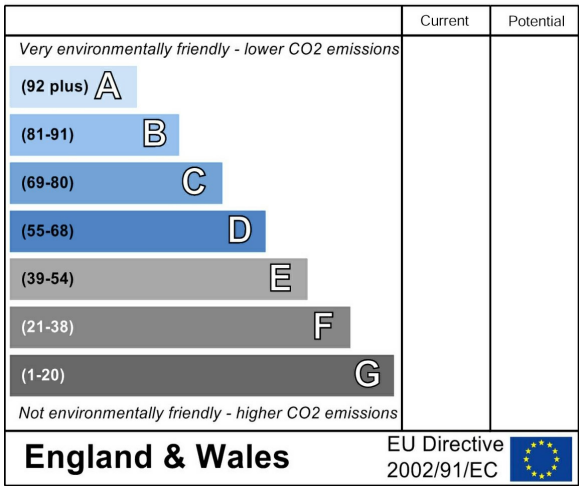
Total area: approx. 85.6 sq. metres (921.4 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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