

REDMAN CASEY ESTATE AGENTS

30 Heavily Grove, Horwich, Bolton, Greater Manchester, BL6 7QG

Price £124,995

- 2 Bedrooms
- Large Lounge
- No Chain
- Fitted Kitchen
- Courtyard to Rear
- Vacant Possession



Lounge 12'7" x 16'10" (3.84 x 5.13)

Leaded window to front, living flame effect electric fire set in brick built surround, double radiator, coving to textured ceiling, open plan to:

Fitted Kitchen 12'7" x 7'11" (3.84 x 2.41)

Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, leaded window to rear, built-in under-stairs storage cupboard, radiator, wall mounted gas boiler serving heating system and domestic hot water, carpeted stairs to first floor landing.

Landing

Access to loft with pull down ladder.

Bedroom 1 12'7" x 10'3" (3.84 x 3.12)

Leaded window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets and drawers, double radiator.

Bathroom

Refitted with three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan.

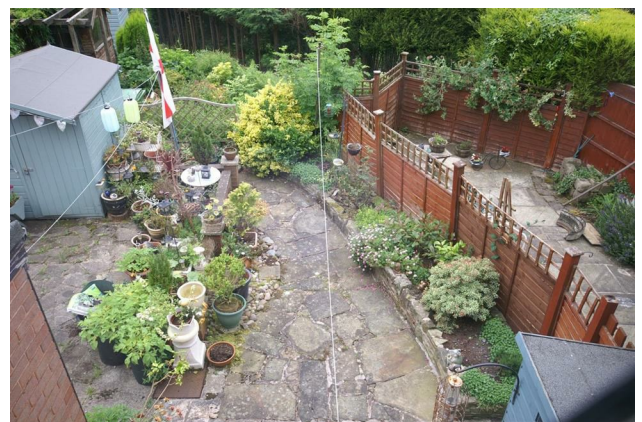
Bedroom 2 9'1" x 8'1" (2.77 x 2.46)

Leaded window to rear, radiator, door to built-in over-stairs airing cupboard housing, lagged hot water tank.

Outside

Enclosed by dwarf brick wall and fencing to rear and sides, paved sun patio, raised flower and shrub borders.





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