REDMAN CASEY ESTATE AGENTS

67 Duncombe Road, Great Lever, Bolton, BL3 3FE

Offers In The Region Of £139,995

Superbly presented and decorated 2 bedroom mid town house, ideally located for access to local shops, schools and transport links for M61. The property is also ideally positioned for access to Royal Bolton Hospital and would make an ideal buy to let investment. The property offers excellent accommodation with fitted kitchen, open plan lounge, 2 bedrooms and bathroom. Outside there is an extensive driveway to the front with parking for 2/3 cars and a low maintenance garden to the rear with 2 patio areas and artificial lawns. Viewing is essential to appreciate all that is on offer.

- 2 Bed Mid Town House
- Fitted Kitchen
- Close To Hospital & M61
- EPC Rating TBC
- Spacious Lounge
- 2 Generous Bedrooms
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, schools and shops along with M61 motorway and Royal Bolton Hospital make this a fantastic opportunity for Buy to Let landlords or first time buyers alike. The property is in superb condition throughout and comprises: Hallway, fitted kitchen, open plan lounge, to the first floor there are two generous bedrooms and bathroom fitted with a three piece suite. Outside there is a large paved driveway to the front with parking for 2/3 cars and to the rear is a private enclosed garden with two patio areas and artificial lawn. Viewing is essential to appreciate all that is on offer.

Porch
Double glazed entrance door, door to:

Hall
Laminate flooring, open plan to Lounge, door to:

Kitchen 8'11" x 9'11" (2.73m x 3.01m)
Fitted with a matching range of oak fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, ceramic tiled flooring.

Lounge 15'1" x 13'7" (4.59m x 4.14m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs to first floor landing, door, uPVC double glazed french doors to garden.

Landing
Radiator, door to:

Bedroom 1 12'4" x 13'6" (3.77m x 4.11m)
Two uPVC double glazed windows to rear, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, access to part boarded loft, door to:

Bedroom 2 9'1" x 7'2" (2.77m x 2.19m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to front, radiator.

Outside
Open plan front garden, extensive paved driveway to the front with car for two / three cars.

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Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway with lawned area and mature flower and shrub borders, further paved sun patio.

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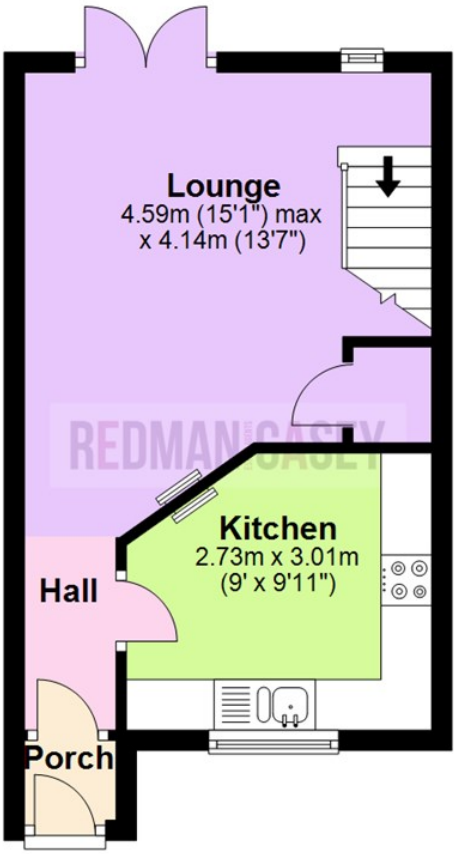
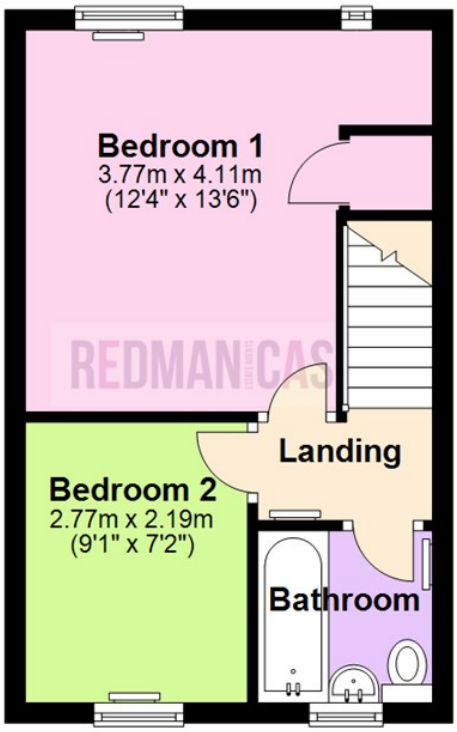
Ground Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



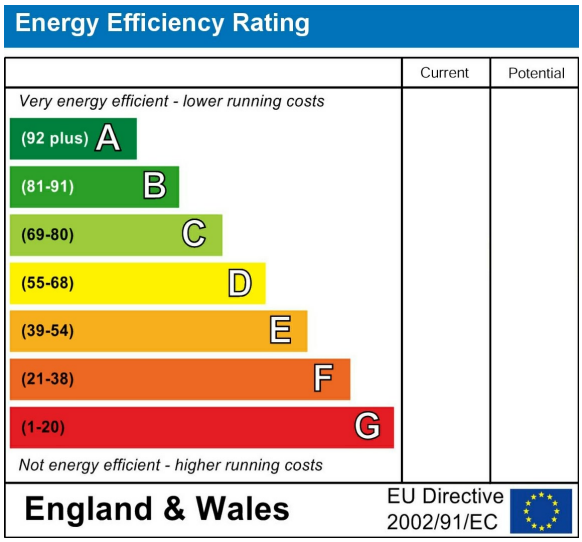
First Floor

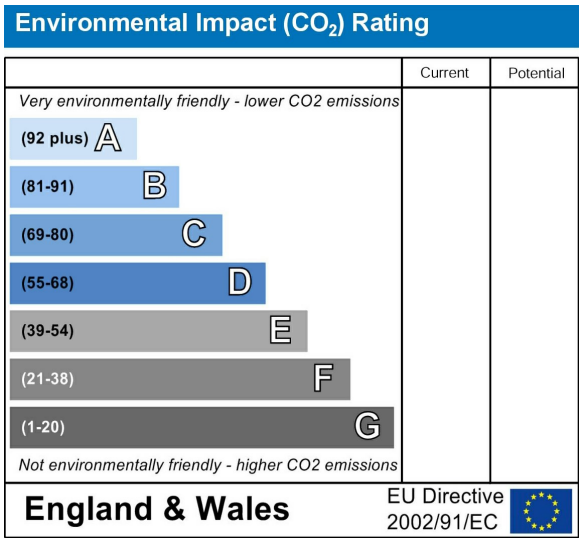
Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 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.





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