REDMAN CASEY ESTATE AGENTS

31 Catherine Street East, Horwich, Bolton, BL6 7JZ

Offers In The Region Of £115,000

Two bedroom terraced in need of renovation throughout, the property comprises lounge, kitchen, two bedrooms and bathroom. The property does benefit from gas central heating and double glazing and will make a great investment buy. Ideally located for access to local shops, schools and transport links. Early viewing is recommended to appreciate all that is on offer.

- 2 Bed Mid Terrace
- No Chain
- Gas Central Heated ad Double Glazed
- Council Tax Band A
- Lounge and Kitchen Diner
- In Need of Renovation
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this ever popular residential area, close by to local amenities, shops and schools along with transport links and access to Rivington countryside. The property offers the chance to enhance and put your own stamp onto a home or to make a great investment buy to let. Comprising : Porch, lounge, dining kitchen, two bedrooms and a bathroom, small front garden and yard area to rear, sold with no chain and vacant possession. Viewing essential to appreciate all the property has to offer.

Porch
Part glazed entrance door, door to:

Lounge 13'4" x 12'9" (4.06m x 3.89m)
UPVC double glazed window to front, fireplace, radiator, laminate flooring, open plan to:

Kitchen 11'9" x 12'9" (3.57m x 3.89m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, electric point for cooker, uPVC double glazed window to rear, radiator, laminate flooring, stairs to first floor landing, part glazed door to garden.

Landing
Door to:

Bedroom 1 13'7" x 12'9" (4.15m x 3.89m)
UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 2 8'8" x 4'7" (2.64m x 1.40m)
UPVC double glazed window to rear, radiator, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Bathroom
Fitted with three piece white suite comprising panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, half height ceramic tiling to three walls, uPVC frosted double glazed window to rear, built-in storage cupboard, radiator, laminate flooring, door.

Outside
Front garden, enclosed by dwarf brick wall and mature hedge to front and side, paved pathway leading to front entrance door. Rear, enclosed by brick wall and timber fencing to rear and sides, concrete hard standing, rear gated access.

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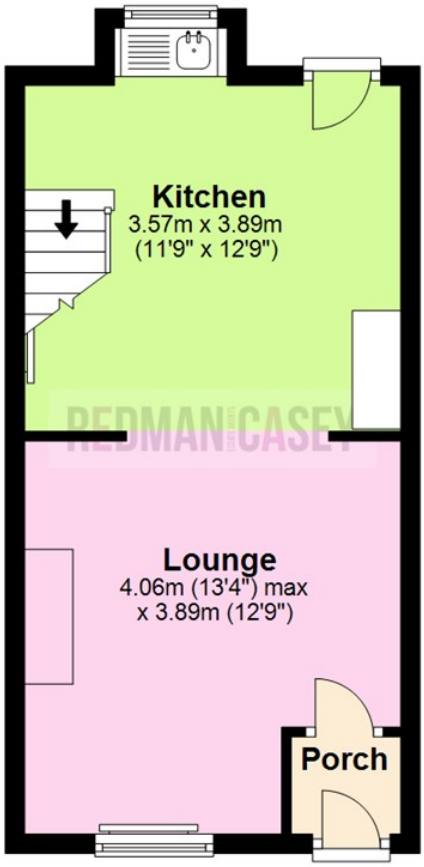
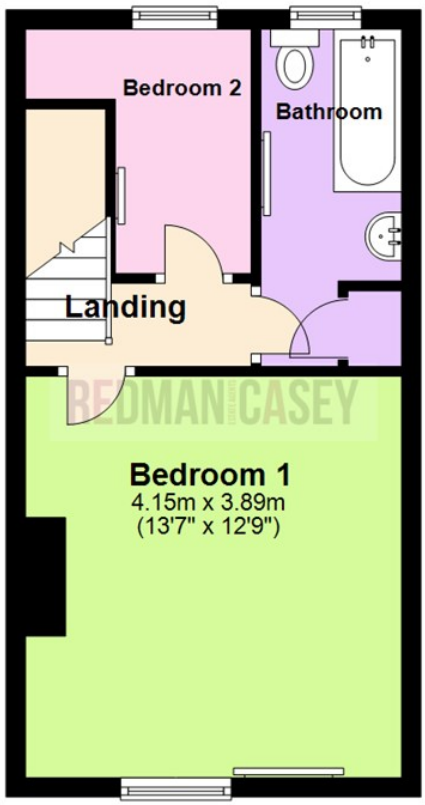
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



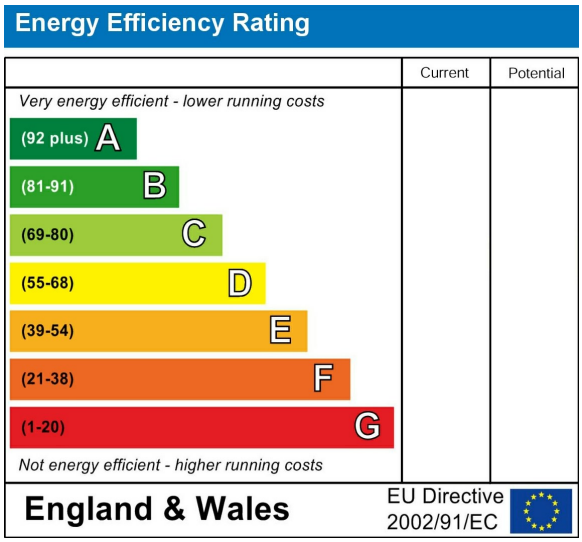
First Floor

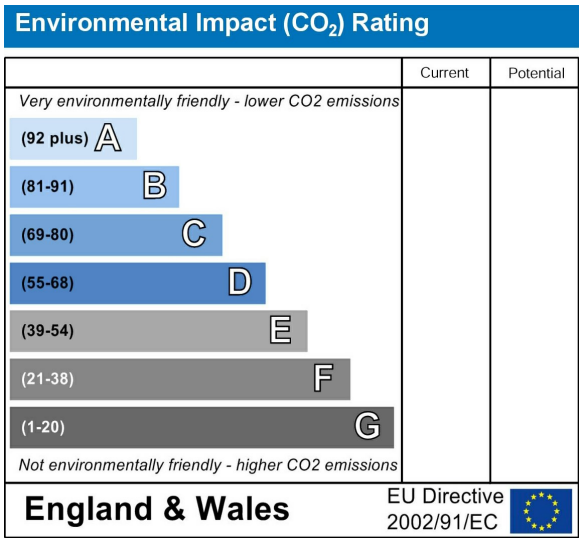
Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 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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