REDMAN CASEY ESTATE AGENTS

63 Tomlinson Street, Horwich, Bolton, BL6 5QR

Offers Around £130,000

Two bedroom recently fully refurbished and modernised terraced property in a great and very popular residential location. Close to local schools, shops and all local amenities. Finished to a high standard benefitting from gas central heating and double glazing with a private garden to the front. Viewing is recommended to appreciate all that is on offer.

- Two Bedroom Terraced
- Gas Central Heating
- Garden To Front
- Council Tax Band A
- No Onward Chain
- Fully Modernised
- Double Glazing
- EPC Rating C
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Recently modernised and refurbished to a high standard. This two bedroom mid terraced property is situated in a great residential location close to local shops, schools and all local amenities. The property comprises:- Lounge, dining kitchen, to the first floor there are two bedrooms and a family bathroom. Benefiting from a garden at the front and a fully enclosed rear yard fully double glazed and gas central heating. The property is to be sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.

UPVC entrance door, open plan to:

Lounge 12'6" x 14'4" (3.80m x 4.36m)
UPVC double glazed window to front, fireplace with tiled surround, double radiator, coving to ceiling, door to:

Kitchen/Diner 13'0" x 14'4" (3.97m x 4.36m)
Base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, integrated fridge freezer, electric ceramic hob and fan assisted oven, uPVC double glazed window to rear, fireplace , double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door.

Landing
Door to:

Bedroom 1 10'0" x 14'4" (3.04m x 4.36m)
UPVC double glazed window to front, double radiator.

Bedroom 2 15'6" x 7'0" (4.73m x 2.13m)
Window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath, shower over with glass screen, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to rear, radiator, door to:

Outside Front
Enclosed garden to front.

Outside Rear
Enclosed rear yard with garden storage shed..

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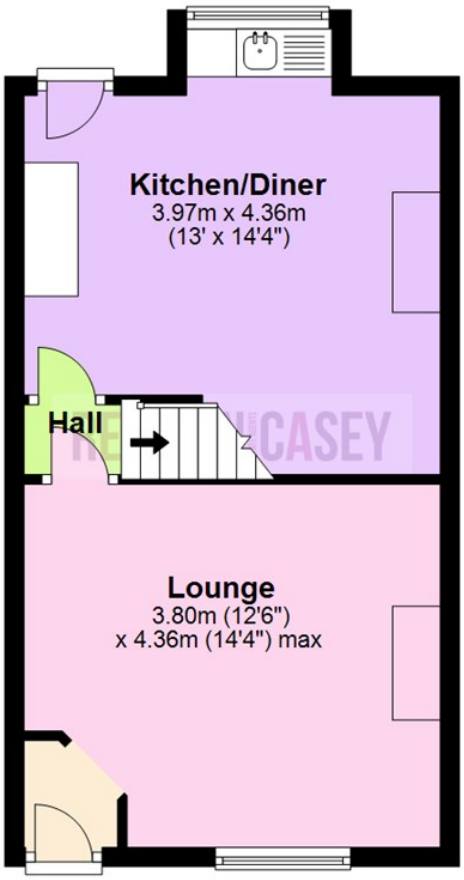
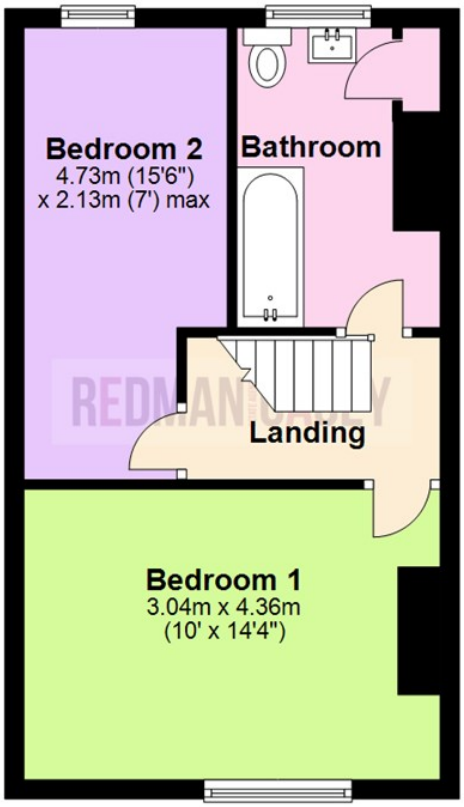
Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



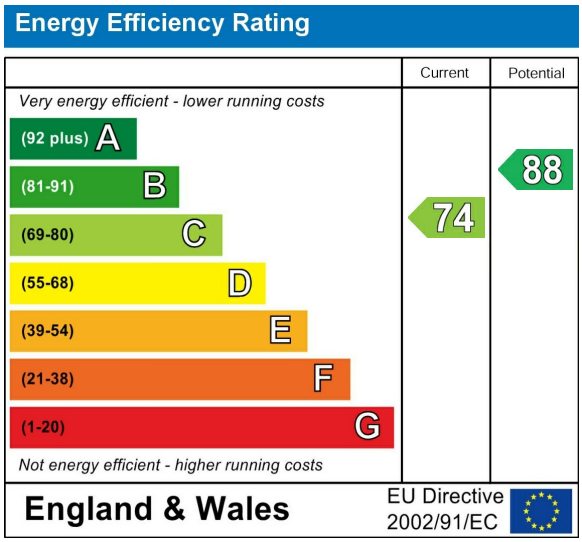
First Floor

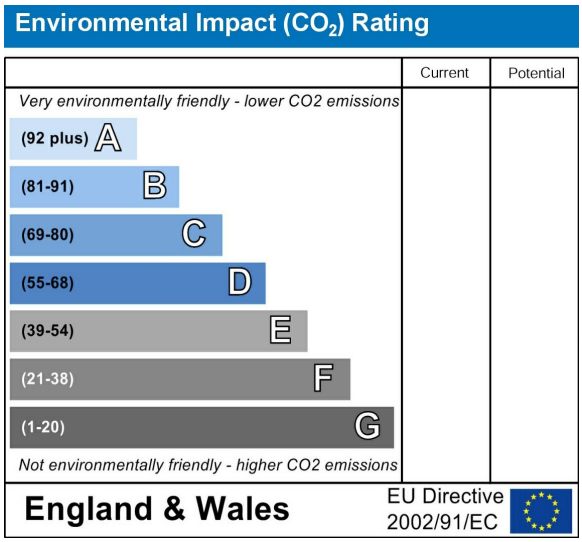
Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 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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