REDMAN CASEY ESTATE AGENTS

7 Robertshaw Street, Leigh, Greater Manchester, WN7 5SB

Offers In The Region Of £85,000

Two bedroom mid terraced property ideally located for access to local amenities, shops and transport links. The property would make an excellent first purchase or buy to let investment having been previously let the property could achieve around £550 pcm sold with no chain and vacant possession Council Tax Band A

- Two Bedroom Terrace
- Close to Amenities
- No Chain
- EPC Rating tbc
- Spacious Accommodation
- Off Road Parking to Rear
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located just off Atherleigh Way this two bedroom mid terraced property offers excellent accommodation which comprises :- porch, hallway, lounge, fitted dining kitchen. To the first floor there are two generous bedrooms and large bathroom. The property benefits from gas central heating and double glazing and will make an excellent first purchase or buy to let investment. The property has previously been let out and is up to date with current electric and gas regulations. easy access to local amenities, shops and transport links. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, door to:

Hall
Stairs to first floor landing, door to:

Lounge 13'4" x 11'5" (4.07m x 3.47m)
UPVC double glazed window to front, living flame effect electric with surround, double radiator.

Kitchen 9'8" x 14'9" (2.95m x 4.50m)
Fitted with a matching range of white base and eye level cupboards with contrasting worktop space, breakfast bar, stainless steel 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, two uPVC double glazed windows to rear, radiator, ceiling with recessed low-voltage spotlights, uPVC double glazed door to garden, open plan to under-stairs storage space.

Landing
Access to loft, door to:

Bedroom 1 10'10" x 14'9" (3.30m x 4.50m)
UPVC double glazed window to front, radiator.

Bedroom 2 9'6" x 7'2" (2.90m x 2.18m)
UPVC double glazed window to rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Bathroom
UPVC frosted double glazed window to rear, radiator.

Outside
Rear, enclosed by brick wall and timber fencing to rear and sides, rear gated access, concrete hard standing.

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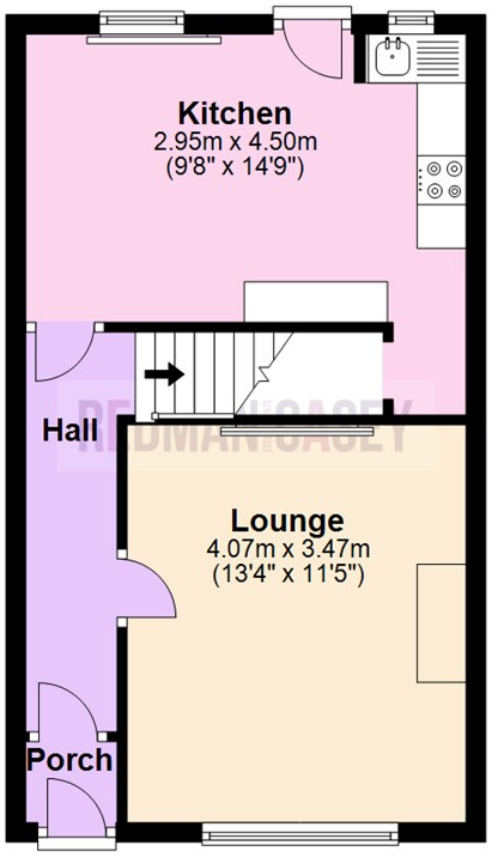
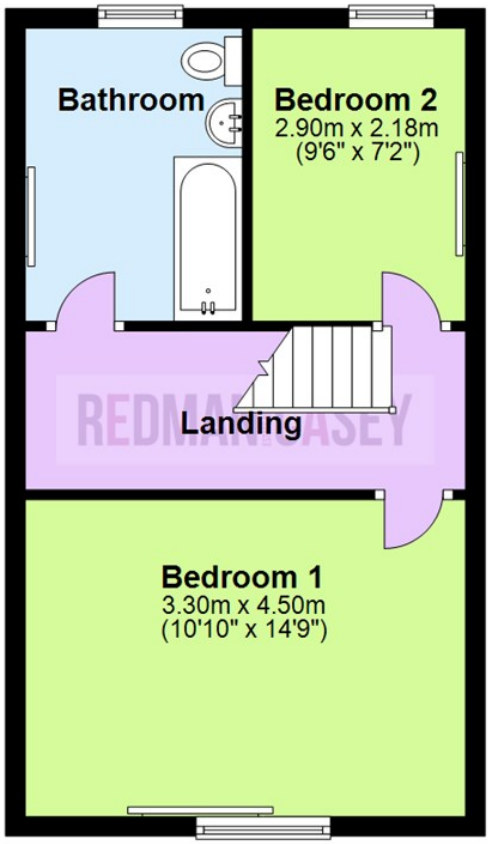
Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



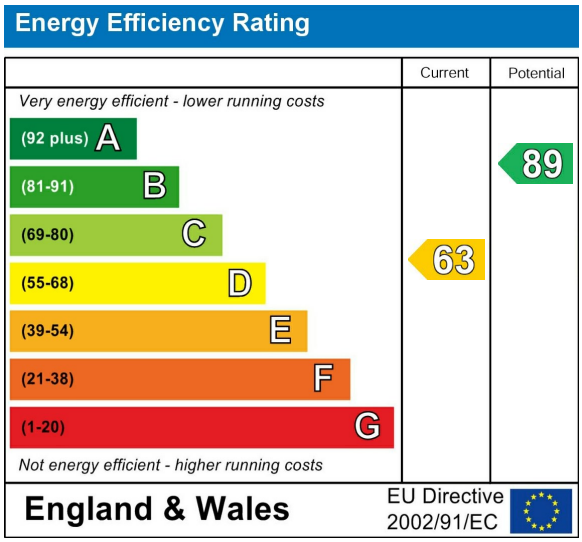
First Floor

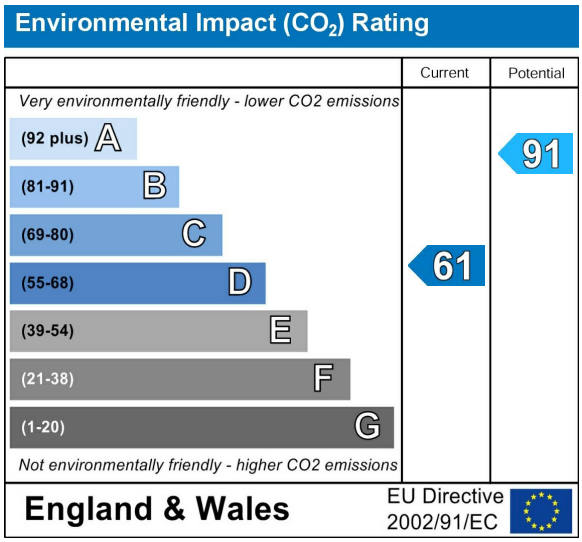
Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 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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