REDMAN CASEY ESTATE AGENTS

37 Eastwood Close, Sunninghill Park, Bolton, Lancashire, BL3 4TG

Offers In The Region Of £130,000

Deceptively spacious two double bedroom mid town house offering excellent accommodation and ideally located for access to local shops, amenities and transport links. The property will make a great first time purchase or buy to let investment having been previously let at £550 per calendar month. The property is old with no chain and vacant possession and early viewing is highly recommended.

- 2 Double Bedrooms
- Fitted Kitchen
- Two Parking Spaces
- EPC Rating C
- Spacious Lounge
- Gardens to rear
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a quiet cul de sac this deceptively spacious mid town house offers excellent accommodation throughout and is ideally located for access to local shops, amenities and transport links. The accommodation comprises :- Porch. lounge, dining area, fitted kitchen. To the first floor there are two double bedrooms and bathroom. outside there are private enclosed gardens to the rear and open plan gardens with double driveway to the front. The property is sold with no chain and vacant possession viewing is highly advised to appreciate all that is on offer.

Porch
Radiator, part glazed entrance door, door to:

Lounge 16'8" x 13'6" (5.08m x 4.12m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, double radiator, coal effect gas fire with ornate surround, carpeted stairs to first floor landing, open plan dining area to:

Dining Area 8'0" x 6'6" (2.44m x 1.98m)
Radiator, uPVC double glazed french doors to garden, door to:

Kitchen 8'0" x 6'8" (2.44m x 2.04m)
Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge, electric point for cooker with extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring.

Landing
Door to:

Bedroom 1 11'3" x 10'3" (3.43m x 3.12m)
Double glazed bay window to front, double radiator, door to Storage cupboard, built-in over-stairs storage cupboard.

Storage cupboard, built-in over-stairs storage cupboard.

Bedroom 2 9'7" x 13'6" (2.93m x 4.12m)
UPVC double glazed window to rear.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator.

Outside
Open plan front garden, double width tarmac driveway to the front with car parking space for two cars, paved

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pathway leading to front entrance door with mature flower and shrub borders.
Rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, side gated access, paved pathway.

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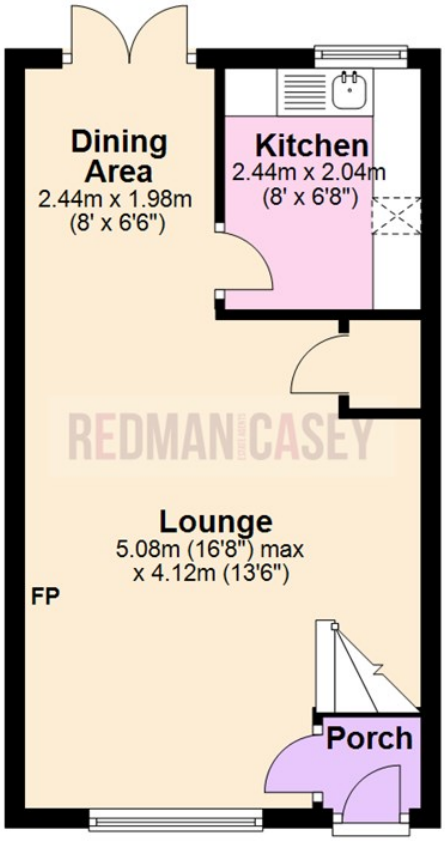
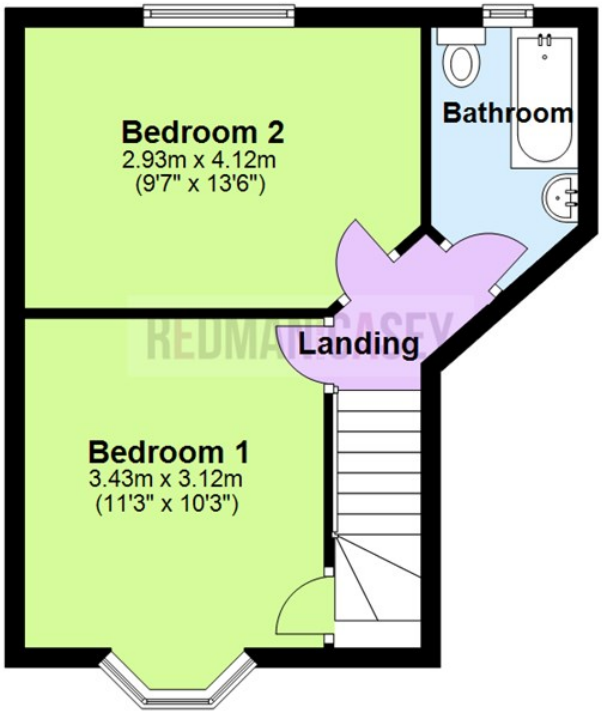
Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



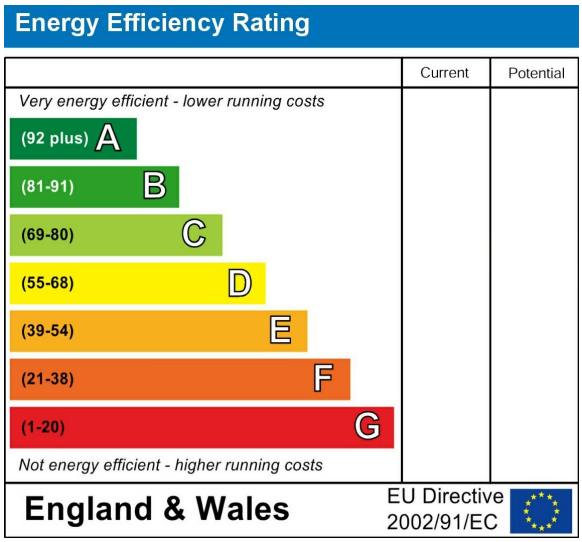
First Floor

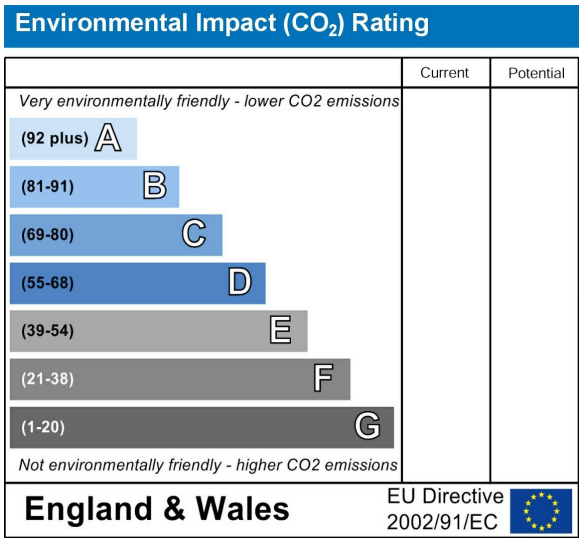
Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 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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