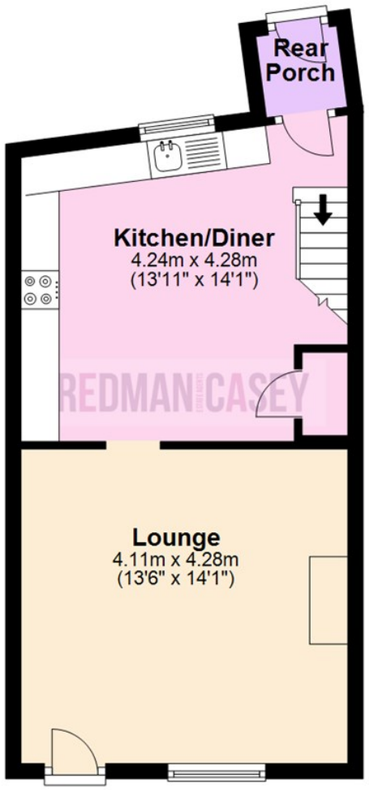
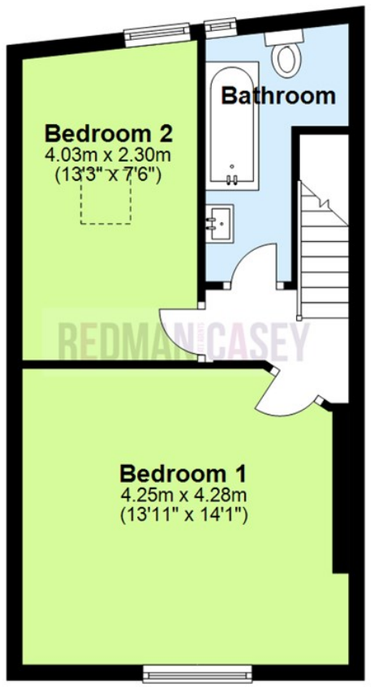
Ground Floor
Approx. 36.4 sq. metres (391.5 sq. feet)



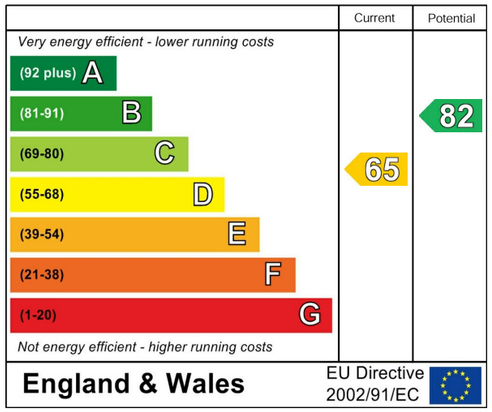
First Floor
Approx. 34.9 sq. metres (376.0 sq. feet)



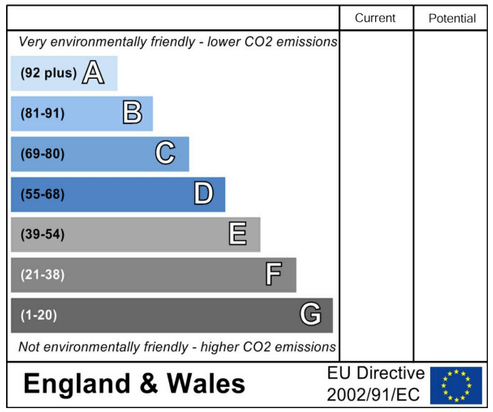
Total area: approx. 71.3 sq. metres (767.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

27 Bolton Road, Edgworth, Bolton, Lancashire, BL7 0DS

Superbly presented and deceptively spacious two double bedroom cottage, located in this highly sought after village. Th property offers excellent accommodation with spacious lounge and dining kitchen fitted with a modern range of base and wall units in a dark grey finish two generous bedrooms and luxury bathroom. Viewing is essential to appreciate, sold with no chain and vacant possession.

Offers In The Region Of £175,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A beautifully presented two-bedroom mid terraced cottage situated location in the heart of Edgworth village. The property is in superb condition throughout and would be ideal for a first time buyer or someone downsizing. It comprises of lounge with feature fireplace, dining kitchen which is fitted with grey high gloss wall and base and complementary worktops. The kitchen benefits from built in appliances including fridge, freezer, dishwasher and washing machine. Upstairs offers two double bedrooms and a three-piece family bathroom. Externally there is a pleasant courtyard garden to rear with storage shed.

Ground Floor

Lounge
13'6" x 14'1" (4.11m x 4.28m)
UPVC double glazed window to front, fireplace with slate hearth, timber mantle over, radiator, laminate flooring, double glazed entrance door, open plan to:

Kitchen/Diner
13'11" x 14'1" (4.24m x 4.28m)
Fitted with a matching range of modern light grey base and eye level units with underlighting, drawers, cornice trims and contrasting light grey worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring gas halogen with extractor hood over pull out lader. uPVC double glazed window to rear, built-in under-stairs storage cupboard with shelving, double radiator, ceramic tiled flooring, stairs to first floor landing, door to:

Rear Porch
UPVC double glazed door to garden.

First Floor

Landing
Door to

Bedroom 1
13'11" x 14'1" (4.25m x 4.28m)
UPVC double glazed window to front, radiator, vaulted ceiling with exposed beams.

Bedroom 2
13'3" x 7'7" (4.03m x 2.30m)
UPVC double glazed window to rear, double glazed velux skylight to rear, radiator.

Bathroom
Recently refitted with three piece modern white suite comprising deep panelled bath with shower over and mixer tap, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside

Rear Garden
Rear - Enclosed paved sun patio enclosed by stone wall to rear with stone built storage shed.