REDMAN CASEY ESTATE AGENTS

28 Hazel Pear Close, Horwich, Bolton, Greater Manchester, BL6 5GS

Offers In The Region Of £115,000

Superbly presented two bedroom apartment situated on the popular residential location of Butterwick Fields. Close to both rail links and motorway links. Benefiting from double glazing, electric heating, parking space and office room. This well presented apartment is highly recommended for viewing to appreciate the space and all that is on offer.

- Two Bedroom
- Office Room
- Great Location
- EPC Ratlng C
- Parking Space
- Double Glazing
- Beautifully Presented

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

Superbly presented spacious apartment in a great residential location close to rail links and motorway links and easy walking to Rivington Country Park. This property benefits from double glazing, electric heating dedicated parking space, and home office. The property comprises:- Entrance hall, lounge, kitchen, bathroom two double bedrooms and home office. This apartment is highly recommended for viewing to appreciate all that is on offer.

Entrance Hall
Electric radiator, door to Storage cupboard, door to:

Lounge 13'5" x 15'1" (4.08m x 4.60m)
UPVC double glazed window to side, electric radiator.

Kitchen 9'10" x 6'1" (2.99m x 1.85m)
Fitted with a matching range of base and eye level units with underlighting, drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built-in electric fan assisted, built-in electric with extractor hood over, uPVC double glazed window to side.

Office 5'8" x 6'1" (1.73m x 1.85m)
UPVC double glazed window to side, electric radiator.

Bedroom 1 11'5" x 10'10" (3.48m x 3.29m)
UPVC double glazed window to side, uPVC double glazed window to rear, three wardrobes with mirrored door, hanging rails, shelving, overhead storage and cupboard, Storage cupboard, electric radiator, double door, door to:

Bedroom 2 10'4" x 7'5" (3.15m x 2.27m)
UPVC double glazed window to side, electric radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and shower curtain and curtain rail and low-level WC, electric radiator.

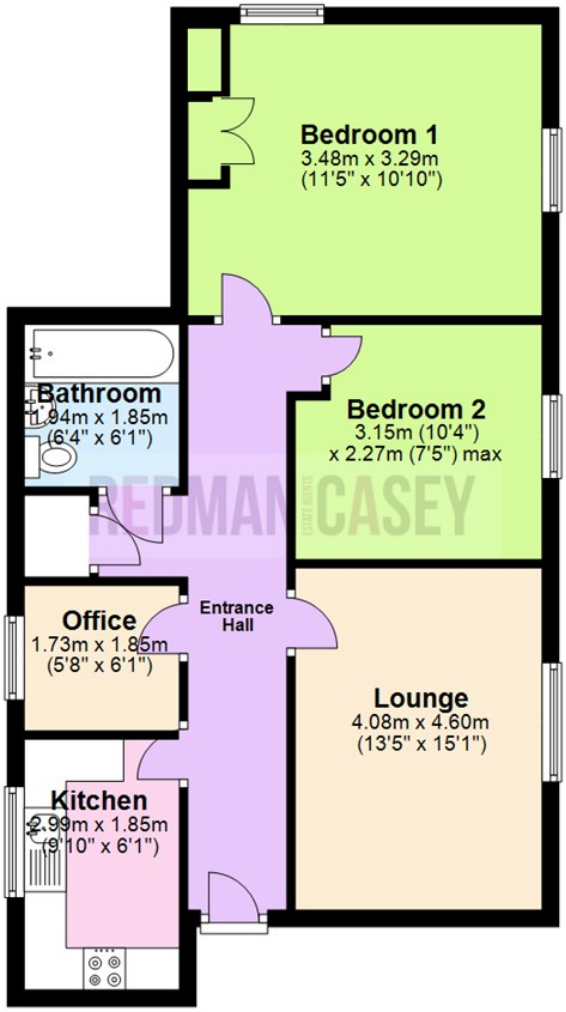
Dedicated Parking Space

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

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

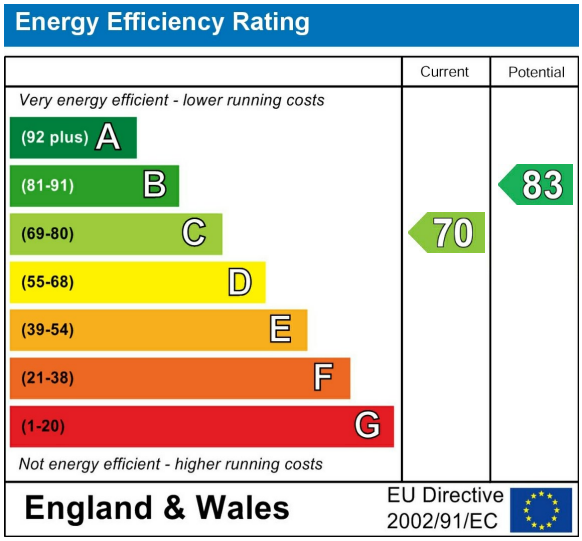
Ground Floor

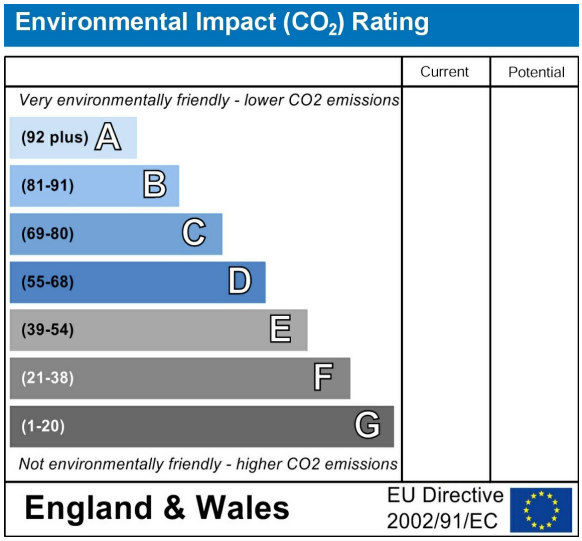
Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 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.





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