REDMAN CASEY ESTATE AGENTS

531 Chorley New Road, Horwich, Bolton, Lancashire, BL6 6JT

Offers Over £130,000

Three bedroom mid terraced property in a popular location, close to local shops, schools and all local amenities. This spacious property benefits from two reception rooms, gas central heating and double glazing. Large outside space to the rear, this property is offered with vacant possession and no onward chain.

- Three Bedroom
- Double Glazing
- Two Reception Rooms
- No Chain
- Gas Central Heating
- Large Rear Yard
- Vacant Possession

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

Three bedroom mid terraced spacious property offered for sale with no onward chain and vacant possession. The property comprises:-Entrance hall, lounge, dining room, kitchen. To the first floor there are three bedrooms two of which are double and a family bathroom. This property benefits from double glazing, gas central heating large rear yard and enclosed garden to the front. Viewing is recommended to appreciate all that is on offer.

Inner Porch
Door to:

Hallway 19'2" x 2'11" (5.83m x 0.88m)
Radiator, stairs, door to:

Lounge 12'5" x 11'7" (3.79m x 3.54m)
UPVC double glazed bay window to front, radiator.

Dining Room
UPVC double glazed window to rear, log effect electric fire set in feature wooden surround, radiator, door to:

Kitchen/Diner 13'5" x 8'5" (4.09m x 2.57m)
Fitted with a matching range of base and eye level units with drawers and worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, oven, four ring gas, two uPVC double glazed windows to side, radiator, uPVC double glazed frosted entrance door to side, door to:

Storage
Door.

Bedroom 1 12'5" x 14'10" (3.79m x 4.52m)
UPVC double glazed bay window to front, radiator, door to:

Bedroom 2 13'1" x 9'1" (4.00m x 2.78m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'11" x 6'5" (2.41m x 1.96m)
UPVC double glazed window to side, radiator.

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

Landing
Built-in over-stairs cupboard, door to:

Outside Front
Small enclosed garden to front.

Outside Rear
Large enclosed rear yard paved.

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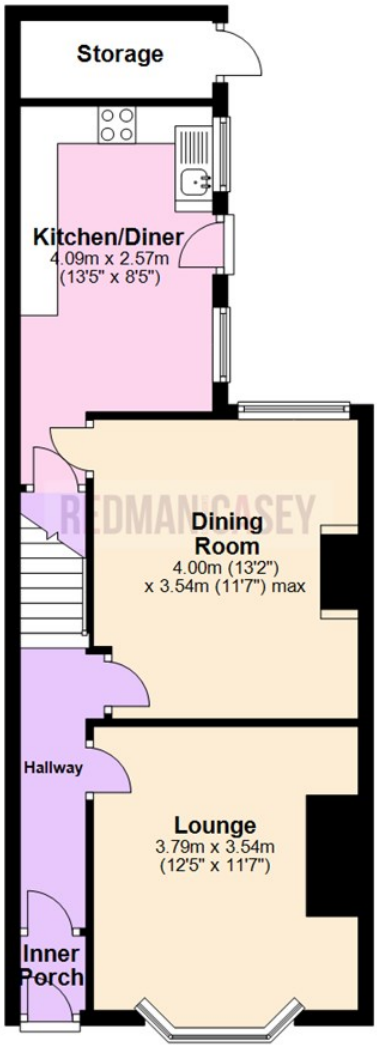
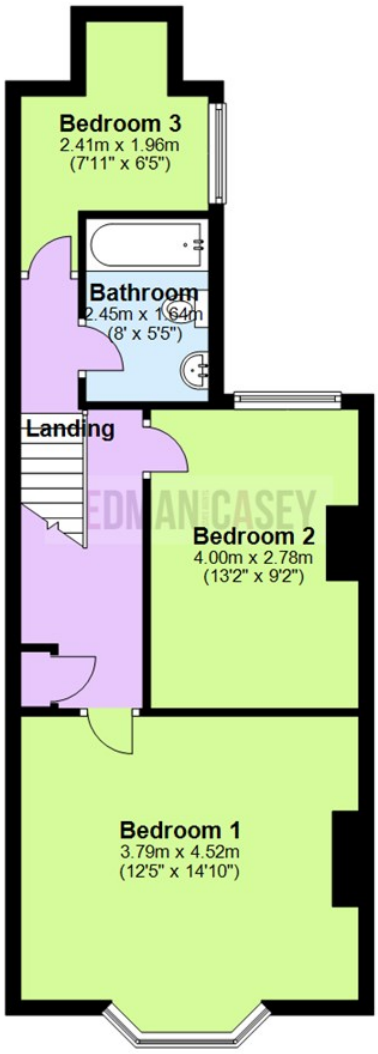
Ground Floor
Approx. 49.7 sq. metres (534.9 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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